

# **GENERAL DEVELOPMENT PLAN**

## **EASTLAKE III**

**Adopted July 17, 2001**  
by Resolution No. 2001-120

**Amended June 20, 2006**  
by Resolution No. 2006-190

*Project Sponsor*  
**The EastLake Company**  
900 Lane Avenue, Suite 100  
Chula Vista, CA 91914  
Contact: Bill Ostrem  
(619) 421-0127

**SECTION I.1  
GENERAL DEVELOPMENT PLAN (GDP)**

**TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
<b>I.1.1 Introduction &amp; Background .....</b>	<b>I.1.1-1</b>
I.1.1.1    Introduction	
I.1.1.2    Background	
<b>I.1.2 Record of Amendments .....</b>	<b>I.1.2-1</b>
<b>I.1.3 Goals &amp; Objectives.....</b>	<b>I.1.3-1</b>
I.1.3.1    Purpose & Intent	
I.1.3.2    Community Goals	
I.1.3.3    Residential Goals	
I.1.3.4    Commercial Goals	
I.1.3.5    Open Space, Parks & Recreation Goals	
I.1.3.6    Public Facilities, Circulation & Infrastructure Goals	
I.1.3.7    Plan Administration Goals	
I.1.3.8    Economic Goals	
<b>I.1.4 Purpose &amp; Scope .....</b>	<b>I.1.4-1</b>
<b>I.1.5 Definitions .....</b>	<b>I.1.5-1</b>
I.1.5.1    General	
I.1.5.2    Additional Definitions	
<b>I.1.6 Regional Context.....</b>	<b>I.1.6-1</b>
<b>I.1.7 Site Characteristics .....</b>	<b>I.1.7-1</b>
<b>I.1.8 General Development Plan Map &amp; Policies.....</b>	<b>I.1.8-1</b>
I.1.8.1    Land Use Plan	
I.1.8.2    Development Standards	
I.1.8.3    Conservation Standards	



## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>I.1.9 General Development Plan Statistics .....</b>	<b>I.1.9-1</b>
I.1.9.1 Statistical Summary	
I.1.9.2 Density Transfer	
I.1.9.3 Alternate Land Use Designation	
<b>I.1.10 Consistency with the General Plan .....</b>	<b>I.1.10-1</b>
I.1.10.1 Introduction	
I.1.10.2 Background & History	
I.1.10.3 Consistency by General Plan Element	
<b>I.1.11 Implementation .....</b>	<b>I.1.11-1</b>
I.1.11.1 Growth Management & Phasing	
I.1.11.2 Community Facilities & Improvements	
I.1.11.3 Community Purpose Facilities	
I.1.11.4 Development Agreement	
I.1.11.5 Subsequent Review	
<b>I.1.12 Administrative &amp; Legislative Procedures .....</b>	<b>I.1.12-1</b>

## LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table A Land Use Balance .....	I.1.6-1
Table B General Development Plan Statistics.....	I.1.9-1
Table C Community Purpose Facility Requirement.....	I.1.11-3

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
1 Vicinity Map .....	I.1.1-3
2 SPA Boundaries .....	I.1.1-4
3 Site Features.....	I.1.7-3
4 General Development Plan Map .....	I.1.8-6
5 Grading Concept .....	I.1.8-9
6 Circulation Plan .....	I.1.8-10
7 Master Plan of Community Purpose Facilities .....	I.1.11-5

## **I.1.1 Introduction & Background**

### **I.1.1.1 Introduction**

The purpose of this General Development Plan is to implement the City of Chula Vista's General Plan and extend the comprehensive planning concepts and high quality standards established in previous planning and development in the EastLake Community (EastLake I and EastLake II including the EastLake Greens and EastLake Trails neighborhoods, *etc.*) to the next major planning phase for the community.

The EastLake III project area is located in eastern Chula Vista and is the third and final major planning and development increment for the EastLake Planned Community (see Vicinity Map, Exhibit 1). Approval of a General Development Plan (GDP) is the initial step in the process of planning the property for development under P-C (Planned Community) Zoning in the City of Chula Vista.

The General Development Plan provides a policy bridge between the Chula Vista General Plan, which is city-wide in scope, and the detailed project development planning provided in Sectional Planning Area (SPA) Plans within the EastLake III GDP area. The EastLake III GDP was first adopted in 1990 and established a general development concept for the land located within the EastLake III planning area, including the Olympic Training Center (OTC). An implementing SPA Plan was subsequently adopted for the OTC. This document is a comprehensive revision of the original GDP, completely replaces the previous GDP and is being processed concurrently with a SPA Plan for most of the remainder of EastLake III.

This GDP is the second in a hierarchy of planning documents and programs that will guide the development of the EastLake III area. The first is the Chula Vista General Plan, including the Eastern Territories Area Plan. Consistent with the General Plan, this revised GDP and individual SPA Plans further detail the planning policies and programs that will administer and regulate development. The GDP and SPA Plan(s) are required components of Planned Community (PC) Zoning and have been established in accordance with Chapter 19.48 of the Chula Vista Municipal Code (CVMC) and apply to the property identified as the EastLake III General Development Plan area shown on Exhibit 2.

### **I.1.1.2 Background**

As its name suggests, the EastLake III GDP is the third in a series of GDP approvals addressing development of the EastLake Planned Community. The first EastLake GDP, identified as EastLake I, included approximately forty percent of the property and was adopted in August 1982. The EastLake I SPA included three residential neighborhoods, EastLake Hills, EastLake Shores, and Salt Creek I, along with the EastLake Business Center I employment center and EastLake Village Center commercial area (see Exhibit 2).

The second major increment to the EastLake Planned Community was the planning of the EastLake Greens and EastLake Trails residential neighborhoods, located east of the proposed alignment of

SR-125, between Otay Lakes Road, and Olympic Parkway. These two neighborhoods were planned as separate SPAs within the EastLake II GDP. At the time of approval, the EastLake II GDP was merged with the EastLake I GDP and the two areas combined are now known as the EastLake II GDP (see Exhibit 2).

Concurrent with the planning of EastLake II, the opportunity to develop the Olympic Training Center was recognized. In order to allow for the preparation of a SPA Plan for the OTC, the original EastLake III GDP was adopted in 1990. An OTC SPA plan was subsequently approved and the training facility built.

More recently, the EastLake Business Center II was removed from the EastLake III GDP and added to the EastLake II GDP to allow its accelerated development in response to economic development opportunities.

The current EastLake III GDP contains four “neighborhoods” - EastLake Woods, EastLake Vistas, the OTC and the “panhandle parcel” located south of the OTC. This comprehensive General Development Plan amendment is intended to refine planning for the undeveloped portion of the EastLake III GDP area (all except the OTC SPA) in conjunction with preparation and approval of a SPA Plan for the EastLake Woods and Vistas neighborhoods (EastLake III SPA). Basic land use patterns were established for these areas with the initial GDP, however, due to the passage of over 10 years since the first approval of the EastLake III GDP, the need to update and revise the plan is evident.

## Vicinity Map

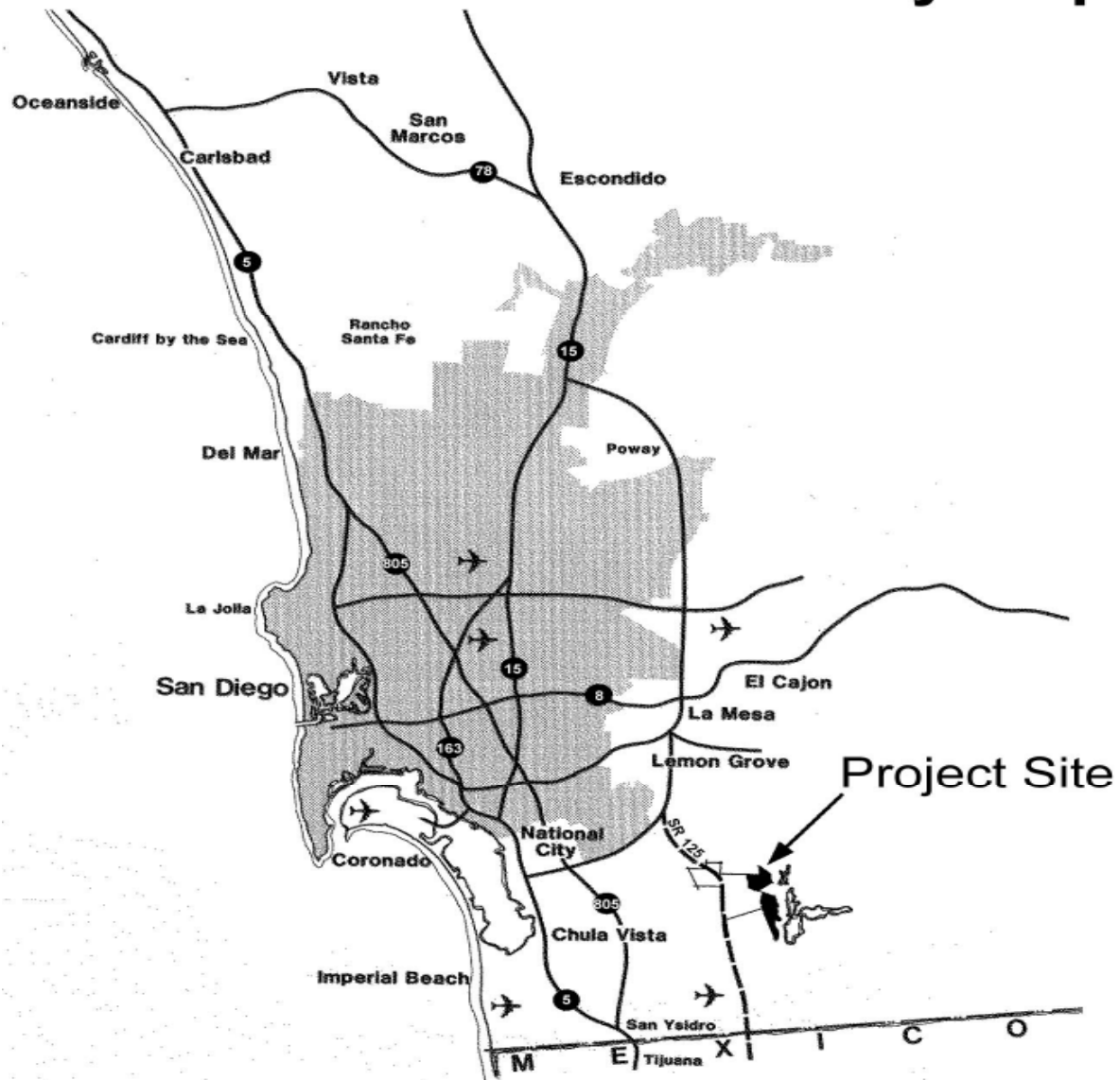


Exhibit 1

# SPA Boundaries

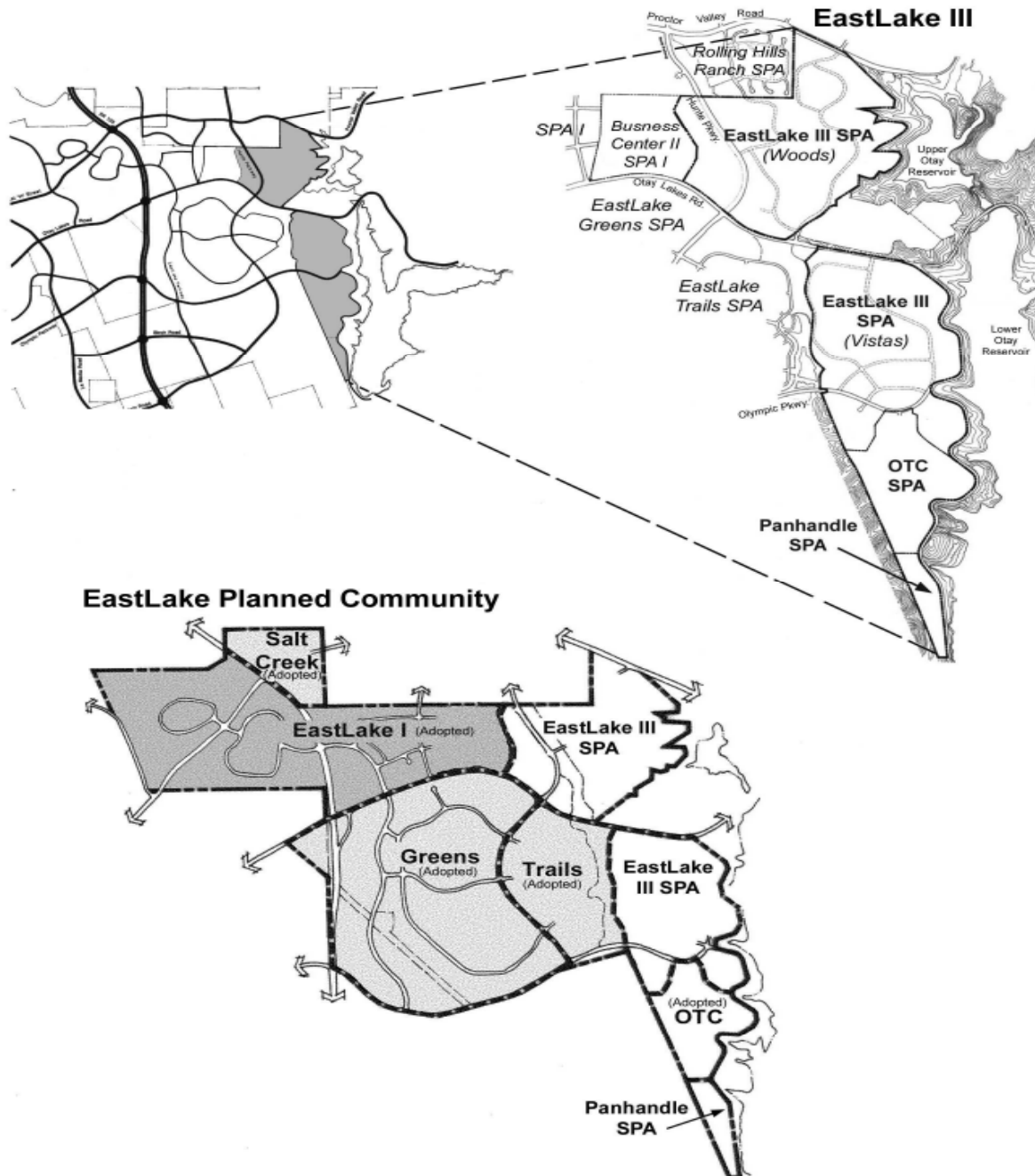


Exhibit 2

## **I.1.2 Record of Amendments**

This document is a complete revision/replacement of the original EastLake III GDP text and exhibits. Future amendments to this new GDP document will be recorded below as they are adopted.

- I.1.2.1 2006 Amendment: An amendment to replace the Commercial Visitor land use (18.4 acres) at the end of Olympic Parkway with Residential High Density (494 du). The adoption of the GDP Amendment for EastLake III-Seniors project was June 20, 2006, resolution no. 2006-190.





### **I.1.3 Goals & Objectives**

#### **I.1.3.1 Purpose & Intent**

This section provides goals and objectives intended to guide the development of EastLake III from inception through project completion. The attainment of some goals can only be measured during later phases of the planning process. And, the attainment of many goals anticipate actions by both the public and private sectors working together. One purpose of listing these goals and objectives is to establish a framework for the preparation of this General Development Plan. A further purpose is to refer to them during subsequent planning phases (*e.g.*, SPA plans and associated documents such as public facilities financing plans, design guidelines, *etc.*) to maintain consistency, assist in resolving issues and defining programs.

#### **I.1.3.2 Community Goals**

- To maintain and complete development of EastLake as an identifiable “community” within the City of Chula Vista; a community of distinct neighborhoods providing a human scale physical and social environment.
- To provide for adequate schools, parks and recreation facilities, “community purpose facilities” and other public/quasi-public uses.
- Conceptually size and locate land and facilities required for dedication to public or quasi-public purposes based on maximum residential development established with the General Development Plan, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared.
- Establish implementation phasing that provides or assures provision of public facilities concurrent with residential development, in accordance with the approved Public Facilities Financing Plan (PFFP) schedule.
- Provide uses and a community structure supportive of and complementary to the existing Olympic Training Center.
- Provide a balanced and dynamic community development plan with efficiently organized elements.
- Organize and design the individual elements of the plan for public and private efficiency.
- Recognize implementation and marketing factors in the allocation and phasing of land uses in the GDP and create an implementation process that is consistent with those factors, while ensuring that all essential community elements are provided and PFFP requirements are met.
- Accommodate changing demographic patterns and cultural diversity in the plan.

### **I.1.3.3 Residential Goals**

- Provide an opportunity to create unique private communities overlooking the Otay Reservoirs and mountains along the eastern edge of the plan.
- To promote new home opportunities for all economic levels, economic stability and the enhancement of property values.
- Identify the private costs of public policies for housing and development and balance them with the intended benefits to the community, recognizing these costs are paid by new home buyers.
- Encourage emerging housing concepts and provide a variety of housing types to meet the needs of various age groups, income levels and family sizes.
- Provide for a range of intensity and product type consistent with each residential land use designation.
- Adopt development standards that encourage design innovation in housing and site planning concepts that are consistent with quality residential development.

### **I.1.3.4 Commercial Goals**

- Encourage commercial facilities that enhance the economic viability and image of the City of Chula Vista and the EastLake community.
- Provide for development of commercial and employment uses that enhance public and private economic interests.
- Create strong linkage between the City of Chula Vista, EastLake, and the Olympic Training Center.
- Encourage facilities that support emerging shopping trends.
- Provide for a range of intensity and uses consistent with each commercial land use designation.
- Adopt development standards that include a level of flexibility that can accommodate new uses and structures to attract special shopping opportunities.

### **I.1.3.5 Open Space, Parks & Recreation Goals**

- Provide adequate parkland and recreational facilities to meet the needs of new EastLake residents when needed.

- Conceptually size and locate land and facilities required for park dedication purposes based on maximum residential development established with the GDP, while providing standards and guidelines to refine sizes and locations as more detailed plans are prepared.
- Recognize that a range of types and sizes of parks is an integral component of a quality living environment and utilize the City's Park Dedication Ordinance and Landscape Manual to guide the design parks and park improvements.
- Incorporate new parks into the City's system as soon as these parks are ready to serve an increasing resident population.
- Encourage efficiency and cost savings in park acquisition/maintenance through cooperation and integration among public, private, and quasi-public interests.
- Implement the Chula Vista Greenbelt and open space connections within EastLake consistent with the Chula Vista General Plan.
- Maximize the utility and benefits of the Salt Creek Corridor consistent with natural resource protection.
- Protect and/or enhance areas within Salt Creek with significant biological resource.
- Locate facilities and amenities within the Salt Creek Corridor that promote recreational and educational experiences without affecting significant biological resources.
- Use parks and open space to reinforce community structure, design and safety.
- Design and integrate parks and open space areas into the community fabric to maximize their benefits and enhance community cohesiveness.
- Integrate trails and paths into the overall circulation system to provide alternative circulation routes.
- Include a comprehensive brush management plan for open space areas in SPA Plans.

#### **I.1.3.6 Public Facilities, Circulation & Infrastructure Goals**

- Provide a balanced community transportation system consistent with the City's General Plan Circulation Element.
- Implement, as needed, community circulation improvements required to serve new development within EastLake.

- Contribute to regional facility improvements in proportion to project traffic impacts consistent with the City's Threshold Standards.
- Encourage practical non-vehicular circulation.
- Connect neighborhoods and community facilities with pedestrian trail/bicycle route facilities.
- Plan for future public transit facilities and transportation demand measures such as, park-and-ride facilities, vanpools, shuttle services, and telecommunications (for home office).
- Encourage public facilities and infrastructure that are appropriate to individual circumstances.
- Recognize specific instances where aesthetic or environmental benefits may warrant an exception to standards for public facilities or infrastructure.
- Determine the need and requirements for public and quasi-public facilities within EastLake III.
- Explore the development of integrated telecommunications systems within the EastLake community, which would enhance communications between home, work, schools, and other community services.
- Continue to enhance the quality of the EastLake community through excellence in public and private education facilities, which serve all residents.
- Evaluate and phase the availability of adequate public facilities to satisfy the City's Threshold Standards.
- Provide opportunities for “community purpose facilities”, such as, churches, child care facilities, community meeting areas, and private educational services and recreational facilities.

#### **I.1.3.7 Plan Administration Goals**

- Promote the coordination and communication between public agencies, community groups, the community developer and builders.
- Provide effective development plan administration, implementing an adopted community structure, which promotes efficient and timely economic growth and development.
- Create an administrative process that allows for density transfers and other refinements in SPA Plans, providing they are consistent with the established community structure and do not create significant adverse environmental, public service or infrastructure impacts.

- Provide an implementation process that allows for change and refinement within established parameters, to preclude the burden of a formal amendment process for revisions that are consistent with the framework and intent of the GDP.
- Strive to carry out efficient processing procedures for all phases of plan implementation.
- Establish, within the implementing document, processing time frames for each level of plan review, appeal, amendment, or other routine application where these are not otherwise covered by City ordinance.
- Create a process that allows efficient conveyance of large parcels where no added entitlement or construction is involved in the subdivision.
- Balance the subdivision dedication of public facilities and other development exactions with the fiscal impacts of development.
- Create an implementation process which links the financing required for subsidy and exaction costs in early stages of development with the timing and amount of development revenues and consistency with the City's Threshold Standards.
- Encourage efficiency in the environmental review process.

#### **I.1.3.8 Economic Goals**

- Promote the economic vitality of both public and private interests.
- Incorporate positive economic results or incentives to both public and private interests at each phase of implementation.
- Promote planning that positively positions Chula Vista and EastLake in the mainstream of State and regional competitive forces.
- Establish minimum economic performance goals.
- Define in the Public Facility Financing Plan any required exaction so that the cost and timing of the exaction can be budgeted.

### **I.1.4 Purpose & Scope**

This General Development Plan (GDP) establishes development parameters for the EastLake III General Development Plan Area. The GDP addresses the distribution of land uses, circulation pattern, defines the overall community structure and establishes development densities.

The planning objectives for the EastLake III GDP are:

- Implement the provisions of the adopted Chula Vista General Plan for the EastLake III property.
- Provide for orderly pre-planning and long-term development of EastLake III so that the entire community and subsequent extensions of the planning areas will provide an environment of stable and desirable character.
- Give the developer reasonable assurance that SPA plans prepared in accordance with this GDP will be acceptable to the City.
- Enable the City to adopt measures providing for the planning and development of the surrounding areas in a manner compatible with this GDP.
- Secure for the citizens of the City the social and economic advantages resulting from an orderly and planned use of its land resources.
- Establish conditions which will allow diverse land uses to exist in harmony with the community.
- Preserve designated open spaces and natural ecosystems existing on the property.
- Facilitate adequate provision of community facilities such as transportation, water and sewer service, schools, parks and other public requirements.
- Provide flexibility in development standards and permit planned diversification and innovation in the location of land uses and structures.
- Recognize the inherent influence that the economic market will have in the implementation of EastLake III.
- Allow a diversity of land uses, relationships, buildings and open spaces in planned concepts while ensuring substantial compliance with the spirit, intent and other provisions of the General Plan.

The GDP establishes land use designations for the site and defines in broad terms the type and intensity of development permitted within each designation. The GDP is implemented through the adoption of a Sectional Planning Area (SPA) Plan, which describes the proposed development in much greater detail and is accompanied by site-specific design, phasing and regulatory documents, as

well as subdivision maps. The GDP serves as a policy bridge between the City's General Plan and the SPA Plan and subdivision mapping.

The Environmental Impact Report (EIR 01-01), prepared in conjunction with the comprehensive General Development Plan amendment, fulfills the environmental review requirements per the California Environmental Quality Act (CEQA) for any proposed development, as long as the development is: 1) in conformance with the GDP; and, 2) consistent with the project addressed in the EIR.

The EastLake III General Development Plan is established in accordance with Chapter 19.48 P-C - Planned Community Zone of the City of Chula Vista Municipal Code (CVMC), and applies to the property outlined by the General Development Plan Map, included as Exhibit 4, in Chapter I.1.8.

Chapter 19.48 sets forth requirements for establishment of the P-C zone and contents of GDPs and SPA plans. The required content of a General Development Plan, which is listed in Section 19.48.040 CVMC, is as follows. EastLake III GDP compliance with the requirement is provided in parenthesis following each requirement.

#### GDP Contents Required

##### *A. The plan diagram shall show the following:*

- 1. The topographic character of the land (see Exhibit 3 Site Features)*
- 2. Any major grading intended (see Exhibit 5 Grading Concept)*
- 3. The general location of all existing and proposed uses of the land (see Exhibit 4 General Development Plan)*
- 4. The approximate location of all traffic ways; except those solely serving abutting uses (see Exhibit 6 Conceptual Circulation Plan)*
- 5. Any public uses, such as schools, parks, playgrounds, open space and undisturbed natural land (see Exhibit 4 General Development Plan)*
- 6. The approximate location of different residential densities of dwelling types (see Exhibit 4 General Development Plan)*

##### *B. The application shall include a text which indicates:*

- 1. Description of the project, including the boundaries and names of proposed sectional planning areas (see Chapter I.1.1 and Exhibit 2 SPA Boundaries)*

2. *The anticipated sequential development of each section of the development for which specific uses are intended or for which sectional planning area plans will be submitted*
3. *The approximate area of each sectional planning area of the development and the area of each separate land use (see Chapter I.1.8 and Exhibit 4 General Development Plan)*
4. *For residential development or residential areas of any P-C zone development:*
  - a. *The approximate number of dwelling units proposed by type of dwelling (see Chapter I.1.9 and Exhibit 4 General Development Plan)*
  - b. *The approximate total population anticipated in the entire development and in each sectional planning area (see Chapter I.1.9 - Table B)*
  - c. *The general criteria relating to height, open space, and building coverage (see Chapter I.1.8)*
  - d. *The number of dwelling units per gross acre proposed for each sectional planning area of the development (see Chapter I.1.9 and Exhibit 4 General Development Plan)*
  - e. *The approximate land area and number of sites proposed for public use of each type (see Exhibit 4 General Development Plan and Chapter I.1.11)*
  - f. *Where appropriate, the approximate retail sales area space in square feet and gross area in acres proposed for commercial development with standards of off-street parking and landscaping and circulation for vehicles and pedestrians (see Chapter I.1.8)*
5. *For commercial or industrial areas of any proposed P-C zone:*
  - a. *Types of uses proposed in the entire area and each sectional planning area thereof (see Chapter I.1.8)*
  - b. *Anticipated employment in the entire development and in each sectional planning area thereof (see Chapter I.1.9 - Table B)*
  - c. *Methods proposed to control or limit dangerous or objectionable elements, if any, which may be caused or emitted by proposed uses*
  - d. *The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading proposed for the intended structures or uses*



6. *For institutional, recreational or other nonresidential uses of any P-C zone:*
  - a. *Approximate types of uses proposed in the entire area and each sectional planning area thereof (see Chapter I.1.8)*
  - b. *Significant applicable information with respect to enrollment, residence, employment, patients, attendance, and other pertinent social or economic characteristics of development (see Chapter I.1.11 requiring subsequent plans which will detail these characteristics)*
  - c. *The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, proposed for the intended structures or uses*
  - d. *Determination of the amount of acreage required to be designated for “community purpose facilities” pursuant to Section 19.48.020(c) (see Chapter I.1.11, Section I.1.11.3)*

## **I.1.5 Definitions**

### **I.1.5.1 General**

The definitions of all terms used in this document shall have the same meaning as used in the adopted Chula Vista General Plan and Municipal Code, unless otherwise specifically defined herein.

### **I.1.5.2 Additional Definitions**

Alternate Designation:

An Alternate Designation is an alternative GDP land use designation which may be implemented at the SPA plan and subsequent levels of approval without need of a GDP amendment. The Alternate Designation may only be utilized when the Chula Vista City Council determines that the primary designation (as shown on the GDP Map, Exhibit 4 herein) will not be implemented.

EastLake Planned Community:

The EastLake Planned Community refers to the combined area of EastLake II and EastLake III, as depicted in Exhibit 2 herein.

Panhandle Parcel:

The Panhandle Parcel is the approximately 45 acre parcel designated PQ on the EastLake III GDP map (Exhibit 3) herein, located south of the OTC SPA (also designated PQ). This site has an Alternate Designation of Low Density (L) Residential.

Greenbelt Trail:

The Greenbelt Trail is the trail identified in Section 7.3 of the Land Use Element of the Chula Vista General Plan. The trail is a hiking and bicycling route connecting developed parks within the greenbelt which surrounds the city. To assure continuous access for maintenance and security patrols, this trail is envisioned as the equivalent of a one-lane paved road, approximately eleven feet wide, with a structural design to allow maintenance vehicles to use the trail.

## I.1.6 Regional Context

EastLake III is located within the Eastern Territories Planning Area identified in the Chula Vista General Plan. This Planning Area is comprised primarily of several large planned communities (implemented through P-C zoning). The EastLake Planned Community was the first of these significant projects to be planned and implemented in a comprehensive manner. It has evolved into two major implementation components, known as EastLake II and EastLake III, which combined represent the total EastLake project. It has always been envisioned as a complete community which included a full range of community components, providing opportunities to live, work, shop, and play within one master planned community.

Two other major planned communities which include commercial and employment uses are located nearby, within the Eastern Territories Planning Area. Rancho del Rey is essentially fully developed on a site north of Telegraph Canyon Road and bisected by East “H” Street, west of EastLake I. Otay Ranch is a much larger community with components to the south, west and east of EastLake III. The Otay Valley Parcel which is to be developed with a series of urban villages including residential, commercial and employment uses, abuts the OTC and panhandle parcels on the west.

To compare EastLake III with the other two planned communities, the following table provides the percentage allocation of land to uses comprising the live, work, shop, and play concept.

Table A  
Land Use Balance

Planned Community	Percentage of Project (by area)					
	Live <sup>1</sup>	Work <sup>2</sup>	Shop <sup>3</sup>	Play <sup>4</sup>	Other <sup>5</sup>	Total
EastLake II <sup>6</sup>	50%	7.6%	4.0%	13.0%	25.4%	100%
EastLake III <sup>7</sup>	54%	0%	1.2%	1.6%	43.1%	100%
EastLake II & III <sup>8</sup>	48%	8.4%	3.4%	8.8%	31.4%	100%
Rancho del Rey <sup>9</sup>	52%	1.4%	4.6%	3.2%	38.8%	100%
Otay Ranch <sup>10</sup>	35%	3.0%	3.9%	2.0%	56.1%	100%

1. *Live:* Includes all residential land uses as a percentage of the total project area.
  2. *Work:* Includes all industrial, office & administrative land uses as a percentage of the total project area. EastLake III will include some employment in commercially zoned areas which are shown under “shop” in the table.
  3. *Shop:* Includes all commercial land uses as a percentage of the total project area.
  4. *Play:* Includes all park and recreation uses as a percentage of the total project area.
  5. *Other:* Includes open space, public/quasi-public, CPF, major circulation, etc.
  6. *EastLake II:* Includes all of EastLake II GDP.
  7. *EastLake III:* Includes all of EastLake III GDP.
  8. *EastLake:* Includes all of EastLake II & III.
  9. *Rancho del Rey:* Includes all areas in the adopted El Rancho del Rey Specific Plan.
  10. *Otay Ranch:* Includes the Urban Villages (Otay Valley Parcel) in the adopted Otay Ranch GDP.
- Note: These statistics may change from time to time as projects are amended.

### **I.1.7 Site Characteristics**

The EastLake III General Development Plan project area consists of approximately 942 acres at the eastern edge of the City's municipal boundary. The project area is comprised of two separate parcels located north and south of Otay Lakes Road. The northern parcel is planned for development of the EastLake Woods residential neighborhood. The parcel south of Otay Lakes Road includes the area planned for development as the EastLake Vistas neighborhood, the developed OTC SPA south of Olympic Parkway, and the "panhandle parcel" further to the south (see Exhibit 2).

All of the surrounding properties to the north, south and west are either developed, under development or planned for development. The surrounding land use to the north is Rolling Hills Ranch (approved as Salt Creek Ranch GDP and SPA) which is currently developing in a west to east fashion with primarily single family uses along Proctor Valley Road adjacent to similar uses proposed within the EastLake Woods neighborhood.

Property approved for development under the Otay Ranch GDP is located south of Olympic Parkway, to the southwest of the project. Otay Ranch is also undergoing initial development to the west along Telegraph Canyon/Otay Lakes Road and progressing east toward the EastLake III project site.

The EastLake II GDP area is located along the western edge of the project area with the EastLake Trails neighborhood located west of the proposed EastLake Vistas neighborhood and the EastLake Business Center II west of the proposed EastLake Woods neighborhood. The Salt Creek Greenbelt and recreation area will serve as a common amenity and as well as a separation between the EastLake Trails and EastLake Vistas neighborhoods. A grade separation is provided between the EastLake Business Center II and Woods West residential area to minimize conflicts between the employment and residential uses.

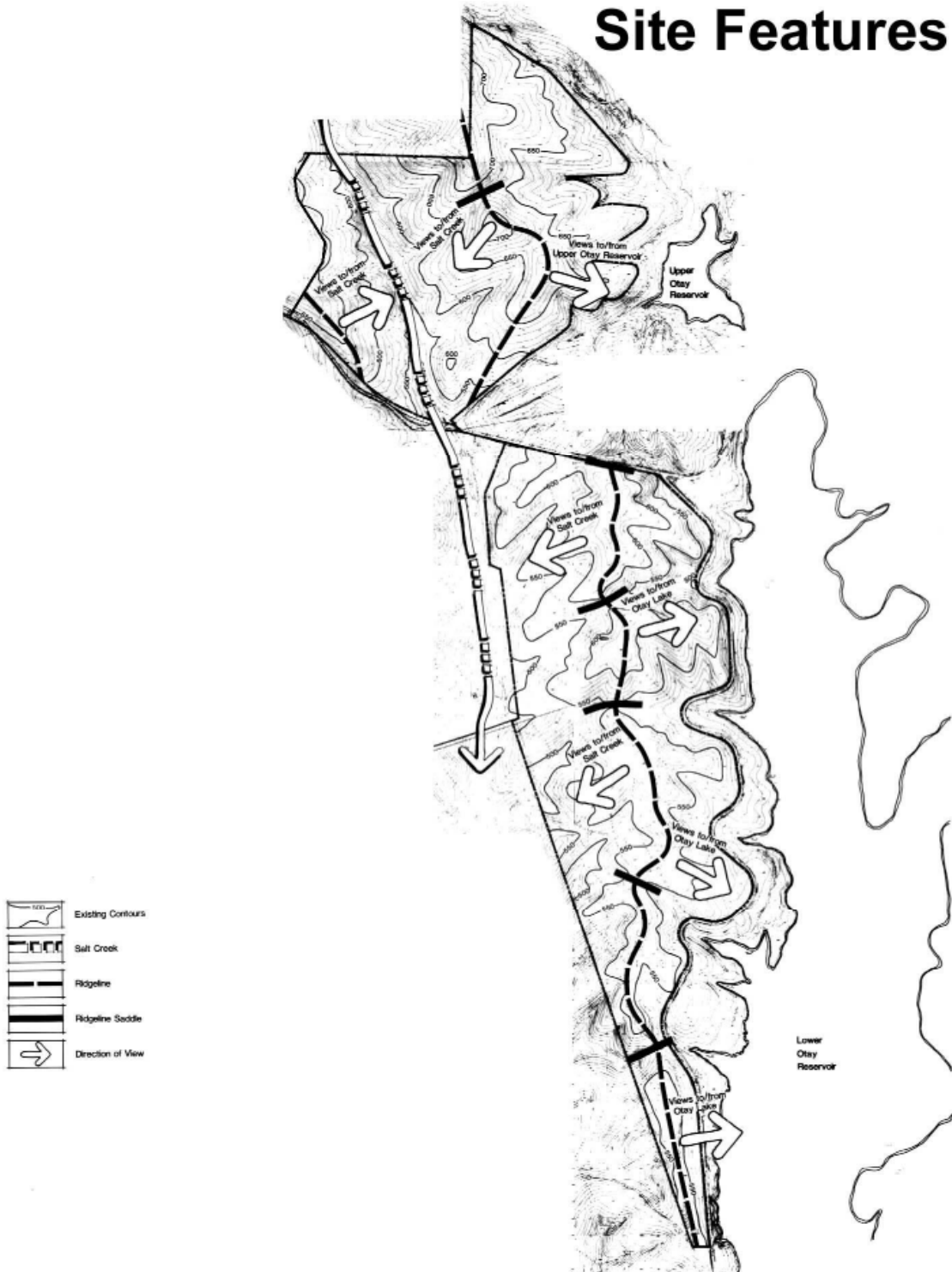
The Upper and Lower Otay Reservoirs which are owned and operated as a water storage facility by the City of San Diego are located along the eastern edge of the property. The County of San Diego operates a park facility located at the southerly terminus of Lower Otay Reservoir. This reservoir also serves as part of the emergency water supply for the Otay Water District which serves the eastern area of Chula Vista. The area between the project site and the reservoirs is planned for Greenbelt open space use in the Chula Vista General Plan.

The project site is generally comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel (see Site Features, Exhibit 3). The Otay Lakes are prominent features off-site to the east. The project site includes a single "ridgeline" (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and developing areas of EastLake Trails and EastLake Business Center II are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes and to the mountains beyond.

Salt Creek is also the most significant natural resource on the site. The southernmost portion has been identified as an environmentally sensitive area because of its biological and wildlife habitat value, and aesthetic value. The original EastLake EIR (EIR 81-03) biological survey of the area identified sensitive resources within Salt Creek and in the southernmost portions of the site. Habitat enhancement and mitigation areas within Salt Creek will be identified in EastLake III implementing plans and documents.

As an existing developed use on the site, the OTC will play a key role in determining the character and appearance of the commercial and multifamily residential uses developed adjacent to it. Together, these uses will implement the “Activity Center” concept described in the Eastern Territories Area Plan of the General Plan (see Chapter I.1.10 Consistency with the General Plan).

# Site Features



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 523-7800  
2-20-01

## Exhibit 3

(06/20/06)

I.1.7-3

GENERAL DEVELOPMENT PLAN

## **I.1.8 General Development Plan Map & Policies**

### **I.1.8.1 Land Use Plan**

The proposed Land Use Plan for EastLake III is depicted on the General Development Plan Map (Exhibit 4). The project consists of two residential neighborhoods, and Olympic Training Facility complex and commercial support uses and 45 acres designated for Public Quasi-Public uses south of the Olympic Training Center. These diverse components have been arranged using sound land planning principles and incorporate the goals, policies and standards of the updated Chula Vista General Plan.

#### **I.1.8.1.1 Land Use Arrangement**

This General Development Plan (GDP) implements the General Plan for two neighborhoods identified in the Land Use Element of the General Plan Update. Both neighborhoods are within the Eastern Territories Planning Area and are identified in that plan as EastLake Woods (#35) and EastLake Vistas (#36). The area north of Telegraph Canyon Road is designated EastLake Woods, while that to the south is EastLake Vistas. These two areas comprise the EastLake III Residential SPA for the EastLake III PC zone. A third SPA is comprised of the Olympic Training Center (OTC), south of Olympic Parkway.

EastLake Woods is adjacent to an industrial development area located immediately to the west. The industrial area will be buffered by landscaped open space and by a grade differential; the roadway and residential areas are lower than the industrial area. Adjacent to the industrial area on the east is an area designated for low-medium density residential use. This use extends to the Salt Creek corridor where a community park, natural open space and Hunte Parkway are located.

A unified residential neighborhood is located east of Salt Creek within EastLake Woods. At this location, low-density residential uses provide an appropriate transition from the Salt Creek and Otay Lakes branches of the Chula Vista Greenbelt. An elementary school and junior high school sites are located within the Woods neighborhood.

The EastLake Vistas neighborhood, between Olympic Parkway and Otay Lakes Road, is an integrated residential neighborhood with a range of proposed housing types. South of Olympic Parkway, are two high density residential parcels and two CPF sites located adjacent to the OTC SPA. South of the OTC SPA is a narrow parcel intended for use in conjunction with the City's proposed University area.

A range of low density residential uses are proposed along the eastern edge of the project, low-medium to medium-high density residential uses are adjacent to Salt Creek and mixed commercial uses are to the south. The residential portion of EastLake Vistas is provided access by a spine road along the eastern edge, which connects to community collectors to the north and south (Olympic Parkway and Otay Lakes Road).

The Olympic Training Center site dominates the portion of the project south of Olympic Parkway, and it is designated as a separate SPA within this GDP due to its independent phasing and ownership.

The OTC facility is a major national training center for Olympic sports (*e.g.*, water sports, track and field, *etc.*). Activities include short- and long-term training for elite and development level athletes, seminars, clinics and conferences, as well as sports medicine and sports science research. The character of the facility is campus-like, with sports areas and buildings sited within ample open space. While the primary use of the site is sports training activities, the site also provides housing and dining for athletes, offices, laboratories, meeting rooms, parking and storage. Housing capacity could increase from 300 to 1,000 athletes at buildout.

The placement of an activity center such as the OTC has a significant impact on the character of the immediate area and creates a need for land uses, which support and complement the training facility. The development of the Olympic Training facility created an additional community activity center within the Eastern Territories. This induces changes to the desired character of the adjacent area, which will assume a unique identity associated with the training facility.

A proposed commercial parcel is intended to directly complement the training site. The retail commercial (north directly across Olympic Parkway) component is envisioned as a “village type” area with informal shopping, dining and entertainment. It will serve visitors, the residents of the training facility and local residents. It is not intended to be a typical neighborhood shopping center. Office commercial uses included in this area could house, among others, administrative offices for the OTC or associated professionals.

The southernmost parcel designated for Public/Quasi-Public could compliment the Olympic Training Center.

#### **I.1.8.1.2 Land Use Categories**

##### **Residential Uses**

Residential uses in five density categories are indicated on the General Development Plan Map for EastLake III (Exhibit 4). Each of the categories is statistically described and characterized below. Detailed and specific design standards, property development and use regulations will be elements of the SPA Plan process. The general characteristics presented below are intended to guide preparation of the precise standards.

The categories are cumulative in that for any particular category, those uses/products allowed in any lower density category are also permitted. Approximately 90% of the residential area (or 57% of the units proposed) is in the two lowest density categories. Clustering and density transfer are also permitted, subject to the provisions of the General Plan Land Use Element and this GDP.



A. Residential Low (RL)

Baseline Density: 0.5 dwelling units/acre  
Maximum Density: 3.0 dwelling units/acre

This category includes single-family detached homes on large lots. This is the predominant character of the residential uses overlooking the Otay Lakes and Salt Creek. The large lot character of this use compliments the edges of the proposed Chula Vista Greenbelt at most development edges.

B. Residential Low-Medium (R-LM)

Baseline Density: 3.0 dwelling units/acre  
Maximum Density: 6.0 dwelling units/acre

The typical housing types in this category are single-family detached homes. Under clustered site plans, some attached and small lot detached units would also be consistent with this designation.

This category is designated west of Hunte Parkway in EastLake Woods, adjacent to the EastLake Business Center II.

C. Residential Medium (R-M)

Baseline Density: 6.0 dwelling units/acre  
Maximum Density: 11.0 dwelling units/acre

Typical homes in this category include small single-family detached units, zero lot line homes, patio homes and attached units such as duplexes and townhouses.

D. Residential Medium-High (R-MH)

Baseline Density: 11.0 dwelling units/acre  
Maximum Density: 18.0 dwelling units/acre

Homes in this category include multi-family units such as townhouses and garden apartments with surface parking.

E. Residential High (R-H)

Baseline Density: 18.0 dwelling units/acre  
Maximum Density: 27.0 dwelling units/acre

Homes in this category include, multi-family and garden apartments with either surface or structured parking.

### Commercial Uses

This area is proposed for development as activity centers with casual shopping, dining and entertainment uses, and residential uses also provided. They will cater to athletes in training, visitors and community residents.

The proposed combination of uses and the relative scale of each use are depicted on the GDP Map. The exact quantity and location of each use within this parcel will be refined in the EastLake III SPA Plan and other subsequent approvals for each area.

### Retail Commercial (C)

This uses are intended to have a unique, low intensity character, influenced by their proximity to the training facility. It is not intended to be a typical neighborhood shopping center.

### Public, Quasi-Public and Open Space Uses

#### A. Open Space (OS)

Typical uses for this category are open space such as floodplains and mountains, recreational uses, such as equestrian facilities and rural residential uses. The areas within EastLake III with this designation are generally semi-improved or natural greenbelts where limited grading and landscape improvements will occur or areas which will remain in natural open space to conserve biological resources. Both types will provide an open space/aesthetic amenity.

#### B. Public and Quasi-Public (PQ)

This designation is applied to areas to be used by schools, churches, hospitals, civic centers, fire stations and libraries. These areas are building sites for the construction of facilities owned and operated by public agencies and quasi-public organizations. Within EastLake Woods, a proposed junior high school site and an elementary school site are depicted with a “PQ” designation.

The entire Olympic Training Center SPA is depicted as “PQ”. This site operated as a year-round training and athletic education facility in support of U.S. Olympic athletes. As noted earlier, a variety of uses are or will be developed on the site including office, residential and commercial, all of which must directly support the athletic training function; the mix and distribution of such uses is determined by the approved SPA Plan and facility master plan.

## C. Parks and Recreational Facilities (P)

This land use includes improved parks, recreation and community centers, large plazas and courtyards that exist independent of adjacent buildings. Within EastLake III, the “P” designation has been applied to the Salt Creek Community Park parcel in EastLake Woods.

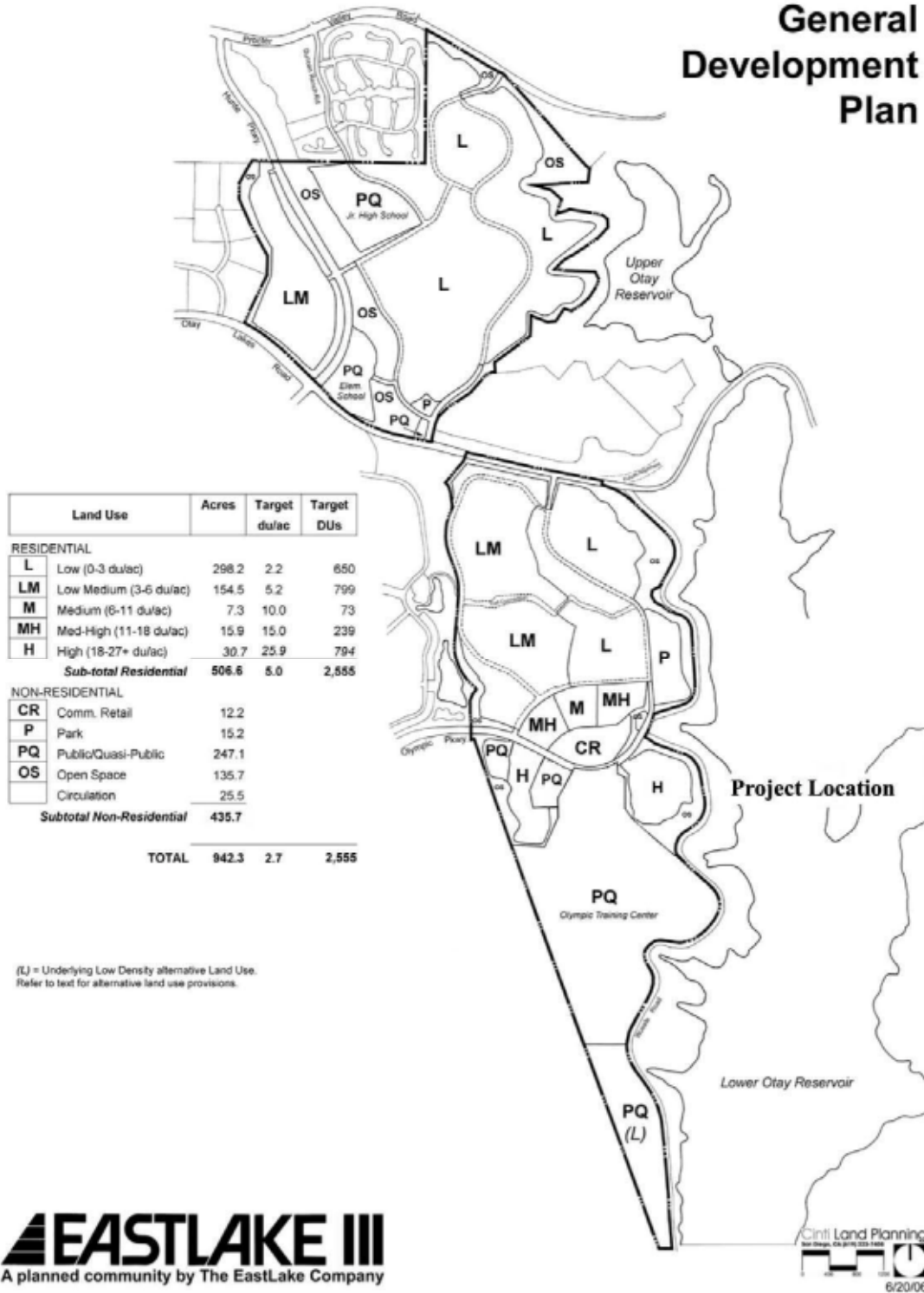
### I.1.8.1.3 Land Use Flexibility

The land use arrangement and statistics depicted on the EastLake III General Development Plan exhibit describe the basic arrangement, variety and intensity of uses to be developed within EastLake III. Refinement of this plan, based on the more detailed data and studies completed in conjunction with SPA Plan, is expected and shall not require a formal amendment to this GDP.

Variation in uses (*e.g.*, clustering, density transfer, mixed uses, *etc.*) shall be permitted in accordance with the City’s General Plan Policies and the provisions herein. Detailed development and use standards, and regulations shall be established for separate land use districts within EastLake III concurrent with SPA Plan approval and prior to any actual construction.

Land use proposals that vary substantially from the development concept, intensity and Character established by this GDP shall require an amendment to this Plan.

# General Development Plan



## **I.1.8.2 Development Standards**

### **I.1.8.2.1 Landform/Grading**

- A. The terrain of the project site provides several influences on future planning. Because of the irregular configuration of development areas, the pattern of residential lots/buildings should also be curvilinear. The terrain also permits views from homes. Homes should be sited to maximize the potential views. Grading for commercial and multi-family uses will require larger flat pad areas for development.
- B. All lots and buildings should be sited to ensure that the pattern, views and privacy potential are maximized. Chapter I.1.11 herein requires several levels of review to ensure that detailed planning is in concert with this concept. A goal should be to create variety and avoid development with a monotonous appearance.
- C. The conceptual grading plan for the project area is depicted in Exhibit 4. The plan indicates that the majority of the property should be developed using a number of small, terraced building areas. The arrows on the exhibit indicate gravity flow direction toward facilities located in Salt Creek for storm runoff and wastewater.
- D. Grading within this General Development Plan shall be subject to the requirements of the Municipal Code, subject to approval of a grading plan and in accordance with other provisions of this GDP.
- E. It is the intent of this General Development Plan that graded areas be contoured to blend with natural landforms. Rounding both vertical and horizontal intersections of graded planes, obscuring slope draining structures by massing a variety of plant materials, incorporating the use of variable slope ratios for larger slope banks, use of landscape planting to control erosion and obscure man-made banks, architectural solutions to topographic changes and other similar techniques should be used. Slope banks with rigid angular characteristics shall be avoided where feasible. Grading plans prepared in conjunction with and to implement SPA Plans should be responsive to the concepts of “Landform Grading” expressed in the Land Use Element of the City’s General Plan.
- F. General grading policies with regard to development within this GDP are as follows:
  - i. Designated significant slope areas should be preserved in their natural state by clustering development.
  - ii. Intrusions of graded slopes into areas designated as open space on the General Development Plan Map should be avoided except where necessary to construct infrastructure facilities, trails or where it can be demonstrated that such intrusion would result in superior site design. Such intrusion should not be in areas of

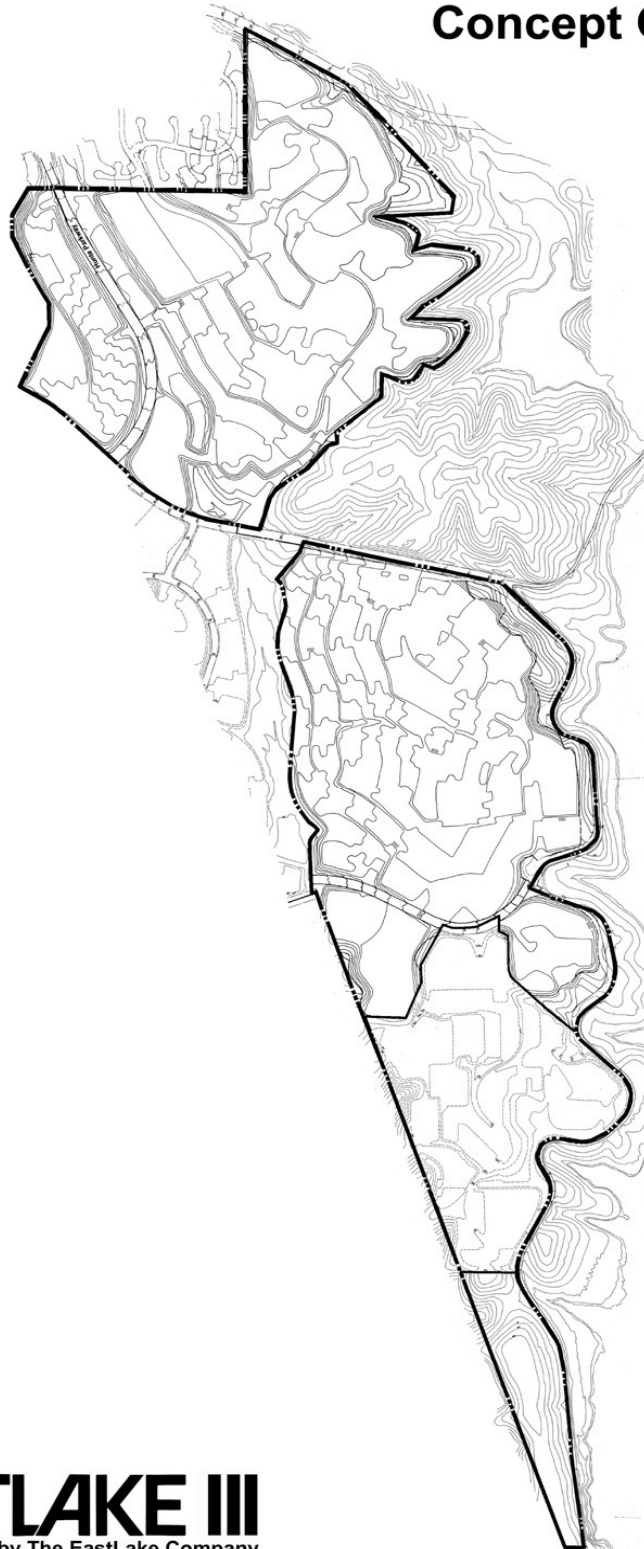
significant environmental sensitivity and shall be revegetated with indigenous species to recreate, to the extent feasible, the previous condition.

- iii. A variety of housing types, padding techniques, grading techniques, lot sizes, site designs, arrangement and spacing of homes and developments should be encouraged.
- iv. Facilities to rectify unstable slopes or slopes subject to erosion and deterioration shall be provided where recommended by the project soils engineer.
- v. Grading may be accomplished beyond the boundaries of an approved SPA Plan where necessary to implement the SPA Plan uses or infrastructure.
- vi. A plan for protecting Otay Reservoir from urban runoff and/or sewage contamination shall be approved by the City Engineer prior to the issuance of grading or building permits.

#### **I.1.8.2.2 Circulation**

- A. The circulation system of EastLake III shall meet the traffic and land service needs generated by the development of the area and shall, by design, promote conservation of natural open space, establishment of a suburban order, reduction of the need for grading and encouragement of economy in land development. The community and neighborhood level collector streets are indicated on the conceptual Circulation Plan, Exhibit 6. The specific alignments, geometrics and right-of-way requirements for the streets designated in the conceptual Circulation Plan shall be determined in the SPA planning process and consistent with the provisions of the Circulation Element of the General Plan.
- B. North/south hiking trails within Salt Creek are appropriate alternative circulation routes for the project and vicinity. Additional routes or variations and adaptations of the basic north/south route may become apparent and should be considered at such time as SPA Plans are prepared and grading plans are developed.
- C. A trail within the open space corridor shall be provided along the length of Wueste Road to accommodate future bicycle riders and joggers/walkers.
- D. Bicycle routes and/or pedestrian trails should also be established within other greenbelt areas of the project, where such establishment would be consistent with conservation of natural resources, as well as along the main streets of EastLake III.
- E. The EastLake III community should be served by the City of Chula Vista's mass transit system. Plans for providing transit service to the project shall be incorporated in the EastLake III SPA and subject to approval of the Transit Coordinator.

## Concept Grading Plan



**EASTLAKE III**  
A planned community by The EastLake Company

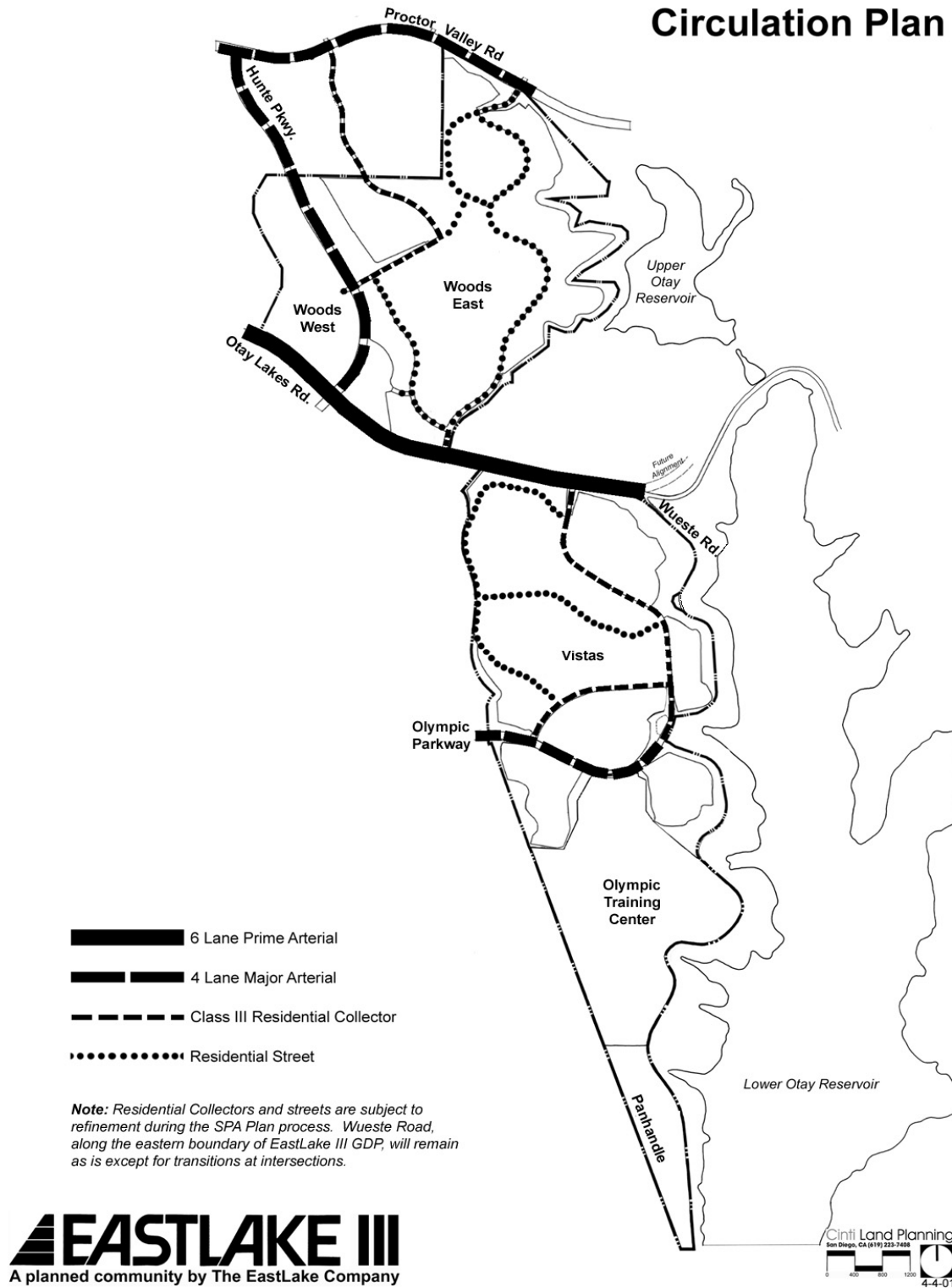
Cinti Land Planning  
San Diego, CA (619) 233-7400  
0 400 800 1200  
4-4-01

(06/20/06)

I.1.8-9

**Exhibit 5**  
GENERAL DEVELOPMENT PLAN

## Circulation Plan





### **I.1.8.2.3 Landscaping**

- A. The Landscape Concept for the EastLake III community recognizes the hierarchy of circulation linkages with the community and to adjacent areas, distinguishes two types of entries (community and neighborhood), identifies major and minor landmarks and designates a special natural/naturalized landscape zone.
- B. Trees shall be used to identify the hierarchy or linkages as follows:
  - i. The thematic corridor provides the common thread to link the major community elements together. The thematic corridor will have its own dominant tree as established in EastLake I and EastLake II.
  - ii. Arterial streetscapes will have an identifying landscape character. A separate dominant tree will be used in the median.
  - iii. District interior streets within a neighborhood will utilize the district theme trees. The tree selection for the district will be established with the SPA Plan.

Supplemental trees may be introduced to provide contrast and a transition into surrounding areas. This landscape approach will provide strong visual directions and connections throughout the site, while providing the necessary contrast to create an interesting experience as one travels through the community.

- C. Entries are identified as common points of entry into the community or neighborhood, and at significant intersections. Community entries are located on Otay Lakes Road entering from the east and Hunte Parkway entering from the north. Landscaping at these points will be used to establish a sense of arrival and transition into an area with unique characteristics. Accent planting and monumentation at community entries should be of a greater scale than that of neighborhood entries.
- D. Landmarks within the community are generally public facilities and recreation areas. The Olympic Training Center is the major landmark within EastLake III. Landscaping and community design proposals should recognize the important role this facility (*i.e.*, its design, character and landscaping) has with regard to adjacent areas. A similar relationship, although to a lesser extent, also exists between the minor landmarks and the surrounding areas. The schools, parks and commercial sites are considered minor landmarks. Landscaping plans developed during the SPA Plan process should identify and reinforce with plant materials and design, the place landmarks hold in the community fabric.

- E. Landscape plans prepared in conjunction with the SPA planning process shall respond to the concepts described above and shall be prepared consistent with the provisions of Chapter I.1.11 herein.
- F. Setbacks along Otay Lakes Road, Wueste Road and Olympic Parkway shall be a minimum of 50 feet and shall be landscaped to the satisfaction of the City's Landscape Architect.

#### **I.1.8.2.4 Residential Uses**

- A. The purpose of this section is to state the underlying concepts for the diversity and distribution of residential densities and to provide the planning and design considerations for subsequent levels of plan review. It is intended that detailed site development standards will be an element of the SPA Plan review process as required in Chapter I.1.11 herein.
- B. A fundamental concept of the GDP is to provide for and integrate a diversity of residential densities, types and price ranges. It is intended that homes will range from single-family estates to multi-family projects with the attendant range of affordability levels.
- C. While providing an overall mix and diversity of residential types, the plan does recognize locational criteria for certain densities. It is for this reason that the more dense residential elements have been located within efficient proximity to major circulation routes and activity centers. The plan also recognizes the planned permanent open space to the east by specifying low-density development and assigning considerable amounts of open space on the adjacent portion of the plan area.
- D. A dominant element within each residential neighborhood is a spine road to permit convenient access to all areas within the residential neighborhoods.
- E. The urban design and site planning of all residential development within EastLake III shall be governed by a set of Comprehensive Design Guidelines formulated in conjunction with the SPA Plan. The design guidelines shall extend the community and neighborhood design concepts established by this GDP and subsequent SPA plans to the design of individual tracts, multi-building projects and individual structures, where necessary.

#### **I.1.8.2.5 Commercial Uses**

This section is established to provide standards for high quality development of uses indicated on the General Development Plan as Commercial or Industrial.

- A. The GDP designates one commercial site. The Plan has purposefully utilized collector streets and planned open space in a manner that should reduce commercial/residential friction and has limited the impact of commercial activities and traffic upon residential uses.

- B. Each commercial development shall be subject to Design Review and approval, and should respond to the following guidelines:
  - i. The commercial project should have an integrated design theme incorporating architecture, landscaping, signage and site planning aspects.
  - ii. The design theme and scale of the project should be consistent with the community character established by adjacent uses.
  - iii. All signs and other design issues shall be regulated by CC&Rs and other mechanisms implemented to ensure and maintain high aesthetic qualities.
- C. Permitted uses shall be consistent with the commercial designation intent described in this GDP. Sufficient landscape or other buffers shall be provided between all other sensitive land uses.
- D. Building setback/landscape buffer along Otay Lakes Road shall be 50 feet in width to permit landscaped areas along the street to preserve the scenic quality of the road.

#### **I.1.8.2.6 Community Facilities & Services**

This section is intended to provide for uses indicated on the General Development Plan Map as Open Space, Parks and Recreation, Public and Quasi-Public facilities or as may be otherwise referenced in this General Development Plan.

##### **A. Open Space**

Standards for open space uses are listed below and in Section I.1.8.3 Conservation Standards.

- i. The areas indicated as Open Space are generally intended for more passive forms of open space uses. The final use, ownership and maintenance responsibilities for open space areas shall be determined during the SPA planning process. Open space uses would include agriculture, active and passive open space, natural open space, bodies of water, public and private parks, equestrian uses, scenic highways, community facilities and other uses of a similar nature.
- ii. Open space areas shall be designated and uses established consistent with the relevant elements of the Chula Vista General Plan.

##### **B. Parks and Recreation**

- i. Sites for public parks indicated on the GDP Map are in conformance with the Parks and Recreation Element of the General Plan. The Director of Parks and Recreation shall approve all proposed park, open space and trail plans.

- ii. The Salt Creek corridor is envisioned as a candidate area for a natural park setting. Amenities such as picnic areas, wildlife observation points, nature trails, equestrian uses and other similar activities may be considered during the SPA planning process.

C. Schools

- i. School sites are indicated on the GDP Map. These sites are considered adequate to meet the needs of the school district(s).
- ii. The school sites, locations and configurations shall be acceptable to the respective school districts and agreements satisfactory to the districts shall be consummated prior to project construction.
- iii. Should the school district(s) reject a school site designated on the plan without indicating an alternate location within the vicinity of the original site, the site may then be used for residential uses of a type and density compatible with adjacent property.
- iv. The developer/landowner has satisfied all of the City's requirements with regard to implementation and financing of school facilities through previous agreements with each of the affected districts.
- v. Should the school district(s), within one year after a school site is offered and available for use as a school site, fail to acquire or accept dedication of said site, the site shall then be considered to be rejected by the school district(s) and developed as provided above in paragraph iii.
- vi. Any dwelling permitted by this provision (paragraphs iii and v above) shall not be subject to the maximum number of dwellings specified herein, but shall be otherwise subject to the provisions of this General Development Plan.

D. Public services and utilities shall be provided by the following unless otherwise approved during the adoption of a SPA Plan:

- i. Water – Otay Water District
- ii. Sewer – City of Chula Vista
- iii. Flood Control – City of Chula Vista
- iv. Electrical – San Diego Gas & Electric
- v. Natural Gas – San Diego Gas & Electric

- vi. School Facilities – Chula Vista Elementary School District and Sweetwater Union High School District
  - vii. Library Facilities – City of Chula Vista
  - viii. Public Parks – City of Chula Vista
  - ix. Fire Protection – City of Chula Vista Fire Department
  - x. Police Protection – City of Chula Vista Police Department
  - xi. Telephone – Pacific Telephone Company
  - xii. Cable TV – Cox Cable
- E. Fire, police and library service shall be in accordance with City standards and/or agreements consummated prior to construction.
- F. Five sites have been indicated on the GDP Map for public or quasi-public facilities. Additional sites for public facilities may be determined at the SPA planning level. These facilities may include schools, Community Purpose Facilities (CPFs), day care centers, governmental facilities or other similar community service uses.
- G. The Olympic Training Center facility shall be developed in accordance with an approved SPA Plan and implementing plans. Such plans shall address: the siting of buildings and other improvements, the provision of public services and facilities and the conservation of sensitive on-site resources. Because of the unique nature of this facility, the use regulations applied to the site should include sufficient flexibility to permit, under appropriate conditions, the diversity of uses associated with the training and education of resident athletes (*e.g.*, housing, athletic facilities and competitions, office and medical laboratory uses, incidental commercial, *etc.*). The OTC shall also be subject to Precise Plan approval.

### **I.1.8.3 Conservation Standards**

The EastLake III General Development Plan advocates preservation or scientific relocation of sensitive environmental resources. It also provides for their protection from destructive activities associated with human settlements where such is feasible to create a balance between the natural and man-made environments. This section provides standards for the interface between the development of a community and the conservation of natural resources.

#### **I.1.8.3.1 Natural Open Space Resources**

- A. Candidate areas for natural open space uses are designated “OS” on the General Development Plan Map. Any area so designated shall be considered for natural open space use and preservation. The location and extent of such uses shall be determined as part of the SPA process, and natural open space uses shall be designated on each SPA Plan. Non-sensitive open space areas may be improved for recreational uses. The applicant shall prepare Open Space Concept Plans for the Salt Creek Open Space Corridor and Lower Otay Reservoir Open Space Corridor in conjunction with any subsequent planning applications submitted to the City.
- B. The natural open space of EastLake III shall determine the subject territory’s structure and basic design. As the land is subdivided, the preserved portions of Salt Creek should be complemented by adjacent common greens, view points and trail systems.

#### **I.1.8.3.2 Drainage**

All development within EastLake III GDP shall comply with all national, state and local regulations to limit pollutant discharges to storm drain systems. Specific requirements shall be established through the SPA planning and subdivision process, as appropriate.

## I.1.9 General Development Plan Statistics

### I.1.9.1 Statistical Summary

The statistics in Table B, below, are taken from General Development Plan Map (Exhibit 4) in the previous section. These statistics reflect the “panhandle parcel” being developed consistent with its primary PQ designation; should it develop under the alternate residential designation, the total number of units would increase by 90 units and population increase by 274 persons. All residential (except alternate designation) and commercial uses will occur in the EastLake III SPA. The anticipated gross residential density of that SPA is expected to be 2.8 du/ac.

Table B  
General Development Plan Statistics

LAND USE	GROSS ACRES	TARGET DENSITY	TARGET UNITS
RESIDENTIAL USES			
Low (0-3 du/ac)	298.2	2.2 du/ac	650
Low-Medium (3-6 du/ac)	154.5	5.2 du/ac	799
Medium (6-11 du/ac)	7.3	10.0 du/ac	73
Medium-High (11-18 du/ac)	15.9	15.0 du/ac	239
High (18-27+ du/ac)	30.7	25.9 du/ac	794
Sub-total Residential	506.6	5.0 avg.	2,555
NON-RESIDENTIAL			
Retail Commercial	12.2		
Park	15.2		
Public/Quasi-public	247.1		
Open Space	135.7		
Circulation	25.5		
Sub-total Non-residential	435.7		
<b>PROJECT TOTALS</b>	<b>942.3</b>	<b>2.7 avg.</b>	<b>2,555</b>
Population Estimate (@3.04 persons/du) [all EL III SPA]			7,767
Employment Estimate (@12-25 emp./ac) [all EL III SPA]			368-768

### **I.1.9.2 Density Transfer**

In order to promote flexibility in residential densities, the transfer of dwelling units from one GDP residential category to another, within any single SPA, may be approved as a part of the SPA plan process. Any such transfer must be consistent with the authorized overall GDP density and approved total number of units. The density of the receiving parcel shall not exceed the authorized maximum. Notwithstanding this provision, the clustering provisions of the General Plan shall be utilized to maintain the community character inherent in the density categories established by this General Development Plan.

Transfers of density shall be based on evidence that the proposed transfer would substantially improve the spatial or functional relationships of the involved SPA, or would materially increase the quality of land use, circulation or conservation pattern thereof. Transfers of density into the low density category should not result in a reduction in lot size requirements.

Transfer of units from one parcel to another within the same SPA may be processed administratively if:

- 1) The proposed unit count for all parcels remains within the range(s) indicated on the Site Utilization Plan;
- 2) The proposed product types are consistent with those listed for each parcel on the Site Utilization Plan;
- 3) The density of the receiving parcel does not exceed the authorized maximum; and,
- 4) The overall GDP and SPA total number of dwelling units is not exceeded. Modifications which are not consistent with all these criteria shall require a formal GDP and/or SPA amendment.

Should such a transfer be approved, applicable statistics and the General Development Plan Map shall be revised as an administrative update without the necessity of a formal plan amendment.

### **I.1.9.3 Alternate Land Use Designation**

An alternate land use designation of Residential - Low Density is shown for the “panhandle parcel” on the EastLake III GDP Map. The primary land use designation for this parcel is PQ (public/quasi-public). However, if the Chula Vista City Council determines that the “panhandle parcel” can not be successfully developed with a PQ use, an alternative low density residential land use designation may be implemented, allowing up to a maximum of 90 dwelling units, consistent with this EastLake III GDP.

Implementation of the alternative residential use shall require preparation of a separate SPA Plan or EastLake III SPA Plan amendment addressing the site specific issues associated with the change in



proposed use from PQ to Low Density Residential and the cumulative effects of such a change. Cumulative effects include, but are not limited to, consistency with the City's park dedication requirements, Community Purpose Facility standards for the P-C zone and the Growth Management Ordinance.

The SPA or Supplemental SPA Plan shall address, either directly or by reference to other EastLake III plans, all issues and topics required of a standard SPA Plan. The Public Facilities Financing Plan (or Supplemental PFFP) for the project shall demonstrate that the proposed residential use is consistent with the City's Growth Management Program and meets all required thresholds and standards for residential development without constraining or burdening existing or previously approved development. Recognizing that it may be difficult to provide all required residential support uses within the parcel, provision of or contribution to off-site facilities, or payment of in-lieu fees may be permitted by the City Council.

## **I.1.10 Consistency with the General Plan**

### **I.1.10.1 Introduction**

This section describes the consistency of the project with the Chula Vista General Plan; the history of the project with respect to various General Plan amendments; and, the relationship of the project to the specific elements of the General Plan. Implementation of this GDP shall be consistent with the requirements of the General Plan. Specific implementation and phasing strategies have been, and will be, provided in the various SPA Plans which comprise EastLake III GDP Planning Area.

### **I.1.10.2 Background & History**

When the planning of the EastLake Planned Community began in 1979, the General Plan for the Eastern Territories (Eastern Territories Area Plan) had not been developed to its current state, since development of a new community on the scale of EastLake had not been conceived prior to that time.

Individual development proposals were annexed to the City and incrementally added as amendments to the General Plan. The approval of EastLake I, which included the now existing communities of EastLake Shores, EastLake Hills, and the first phase of the EastLake Business Center, was the first of these incremental general plan amendments and was adopted in 1982.

The submittal of plans for the next phase of EastLake community planning, EastLake Greens and EastLake Trails, occurred prior to the comprehensive General Plan update, but was not adopted until 1989. This planning was reflected in the General Plan and adopted as the EastLake II GDP. The categories were broad interpretations of the specific planning being proposed for these neighborhoods. The EastLake Greens submittal included a SPA Plan concurrently with the General Plan and GDP. The EastLake Trails neighborhood was included in the proposed EastLake II GDP.

The next update of the General Plan for EastLake occurred when the EastLake III GDP area was initially approved, bringing the Olympic Training Center to Chula Vista in 1990. The original EastLake III GDP was adopted with a corresponding General Plan amendment. Over ten years has passed since the original EastLake III GDP was adopted.

A further major amendment to the General Plan for the EastLake community occurred in 1995 as a part of the Otay Ranch planning program. Lands were exchanged between EastLake and Otay Ranch to create more logical planning boundaries. The area added to EastLake during this exchange has come to be known as the “Land Swap” area. The General Plan designations for these Land Swap parcels were amended concurrently with the Otay Ranch General Plan amendment to reflect planned urban land uses.

Most recently, a minor General Plan amendment was adopted with approval of the EastLake Trails SPA Plan in 1999 along with a further refinement of the EastLake II GDP.

This comprehensive update/amendment of the EastLake III GDP is similarly accompanied by a General Plan amendment which establishes and maintains consistency between the two plans.

Concurrent processing of the EastLake III SPA Plan provides the implementation detail that has been the pattern with EastLake GDP and General Plan amendments.

This series of General Plan amendments and updates for the EastLake Planned Community reflect a consistent process of evolution since its original conception as a new community. All General Plan amendments have been adopted concurrently with more detailed development proposals so that the “effect” of the amendments have been evident at each stage. The current proposed amendment to the General Plan for this EastLake III GDP amendment is the latest example of this process. This concurrent planning process has maintained an ongoing consistency between the Chula Vista General Plan, EastLake GDPs and SPA Plans.

### **I.1.10.3 Consistency by General Plan Element**

#### **I.1.10.3.1 Land Use Element**

The EastLake III GDP project area is approximately 942 acres. The individual neighborhoods within the EastLake III GDP are EastLake Woods, EastLake Vistas, and the Olympic Training Center (OTC). The “panhandle parcel” is located south of the OTC.

EastLake Woods is located north of Otay Lakes Road. It is predominately a low density (0-3 du/ac) residential neighborhood, consistent with the General Plan designation of “L” (0-3 du/ac) for the portion between Hunte Parkway and Upper Otay Lake. The eastern edge of the neighborhood overlooks Upper Otay Lake. The Salt Creek Greenbelt bisects the neighborhood, paralleled by Hunte Parkway. West of the parkway, a low-medium density residential area is known as “Woods West”. This area is identified for low medium density development consistent with the General Plan designation of “LM” (3-6 du/ac). An elementary school site, middle school site, private recreation site and fire station site are clustered along the Salt Creek Greenbelt, consistent with the facilities designated on the General Plan map. Open space is designated around the perimeter of the neighborhood.

EastLake Vistas is generally located between Otay Lakes Road and Olympic Parkway, with a pair of development sites east and west of the OTC entrance south of Olympic Parkway. Low and low-medium density residential uses make up the bulk of the neighborhood. At the southern end of the neighborhood medium, medium-high, and high density residential uses are clustered with non-residential uses at the OTC entrance. These residential densities are consistent with the General Plan designations of “L” (0-3 du/ac), “LM” (3-6 du/ac), “M” (6-11 du/ac), “MH” (11-18 du/ac) and “H” (18-27+ du/ac) in the southern portion of the neighborhood among commercial uses and adjacent to the OTC. These more intense uses are intended to support and complement the OTC.

A public park is located on the eastern edge of the neighborhood, overlooking Lower Otay Reservoir. A public/quasi-public parcel, intended for community purpose facilities (CPF), is located west and east of the high density residential parcel and west of the OTC entrance. Open

space is designated along the perimeter of the neighborhood and as a buffer between different uses.

The OTC is located south of Olympic Parkway and houses a resident athletic training center for members of the U.S. Olympic Team. The entire parcel is designated public/quasi-public and has been developed pursuant to a previously adopted SPA Plan. This use is consistent with the General Plan map.

The “panhandle parcel,” which is designated PQ and has an alternative designation of low density residential, is a separate parcel south of the OTC SPA. Development of this site is expected to occur as a separate SPA.

The Chula Vista Greenbelt is a major planning feature of the General Plan. The Chula Vista Greenbelt is the backbone of an open space and park system that extends throughout the city. The circumferential greenbelt utilizes existing developed and undeveloped open space and potential new open space linkages to effect a continuous 28 mile open space and park system around the city. The developed parks in the greenbelt are linked by a hiking and bicycle trail system that forms a continuous loop around the city. EastLake III implements the eastern and western arms of the Greenbelt depicted in the General Plan. From south to north, the eastern arm is comprised of the Lower and Upper Otay Lakes and adjacent shoreline and slopes which define the reservoir and the field areas of the Olympic Training Center. The Greenbelt extends north of the Upper Otay Reservoir along Proctor Valley Road and the adjacent drainage course to the vicinity of the Otay Water District property. The westerly arm of the Greenbelt is comprised of the Salt Creek canyon and drainage course and the adjacent defining slopes. It reconnects with the eastern arm at the Otay Water District property, north of EastLake. These areas are designated for open space and park uses on the General Development Plan map.

To assure continuous access, a Greenbelt Trail is envisioned as the equivalent of a one lane paved road, approximately eleven feet wide, with a structural design to allow maintenance vehicles to use the trail. The EastLake III plan will provide recreation trails within the Greenbelt. The size, design and location of these trails will be detailed in the EastLake III SPA Plan.

#### **I.1.10.3.2 Circulation Element**

The General Plan Circulation Element, as amended July 17, 2001 and unchanged for EastLake III in the December 2005 GPU, designated three major road facilities within the EastLake III GDP area. These are Otay Lakes Road and Olympic Parkway, prime arterial roadways, providing east-west access to the area and, Hunte Parkway, a four-lane major north-south connection between Rolling Hills Ranch to the north and Otay Ranch to the south. Proctor Valley Road, which is not within the EastLake III planning area, abuts the northern property line. Each of these roads requires a right of way to accommodate 4-6 lanes of traffic with raised

medians. All General Plan roads are shown on the GDP and adequate provisions are included to accommodate traffic generated by the development.

The Circulation Element also depicts Wueste Road, paralleling the shore of Lower Otay Lake between Olympic Parkway and Otay Lakes Road, off-site. This existing street is “implemented” as a country road with two intersections with Olympic Parkway. One intersection south of the park parcel connects north to Otay Lakes Road, while the second, just north of the high density residential site connects south to the County Park at the southern end of Lower Otay Lake.

The Circulation Element also addresses public transit and includes a Public Transit Plan. The transit plan identifies a proposed Local Express bus route extending east along Otay Lakes Road to EastLake Parkway, then south into the Otay Ranch community. Proposed Local Collector service is shown within EastLake Business Center and on Olympic Parkway as far east as Hunte Parkway. No Public Transit Plan facilities are shown within the EastLake III GDP area.

#### **I.1.10.3.3 Parks and Recreation & Conservation/Open Space Elements**

The General Plan designates a public park overlooking Lower Otay Reservoir in the EastLake Vistas neighborhood. There are also major open space corridors shown along Salt Creek in the EastLake Woods neighborhood and extending south between the EastLake Vistas and EastLake Trails neighborhoods. The Salt Creek corridor is planned for a combination of park, wildlife habitat, greenbelt trail and greenbelt open space. This combination of public and private park and open space uses is consistent with the General Plan Open Space land use category. A Greenbelt Corridor is also designated adjacent to the Otay Reservoir, bordering the eastern edge of EastLake III. The open space edges and public park in EastLake Vistas implements this portion of the Chula Vista Greenbelt identified in the General Plan. A portion of the Greenbelt Trail has been built adjacent to the OTC.

#### **I.1.10.3.4 Public Facilities Element**

The Public Facilities Element provides policy guidance for all development projects. It addresses water, sewer, drainage, hazardous waste disposal, schools and libraries. The EastLake III GDP implementation documents will provide detailed plans for the provision of public facilities in accordance with adopted Master Plans and the City's Quality of Life Threshold Standards.

Each SPA within this GDP must prepare a comprehensive Public Facilities Financing Plan to identify the public facilities to be provided by the developer to serve the development. Water plans for each neighborhood are approved by the Otay Municipal Water District and required facilities must be financed by the developer. Sewer plans are required to conform to the City's Sewer Master Plan and facilities such as transmission mains and pump stations are made

conditions of tentative maps. Drainage facilities are designed on the basis of master drainage plans and financed and made conditions of the development.

Hazardous wastes must be disposed of in accordance with State requirements of the Department of Health Services and the County Hazardous Materials Management Division. The only facility in Chula Vista is located at the Otay Landfill.

Master plans for both the elementary school district and the high school district provide the site locations for schools designated on the General Plan. The EastLake III GDP includes these school sites on the land use map and the future Public Facilities Financing Plans will provide the phasing and financing implementation necessary to construct schools in accordance with projected enrollments.

#### **I.1.10.3.5 Housing Element**

The Housing Element provides that all major projects shall construct 5% low income housing and 5% moderate income housing consistent with the HUD guidelines based on size and family incomes. The EastLake III GDP is included in the EastLake Comprehensive Affordable Housing Program, which includes all undeveloped portions of the EastLake Planned Community (EastLake Trails, EastLake Vistas, EastLake Woods and the “Land Swap Parcel”). This program, which was initially approved by the City Council on July 17, 2001 (Resolution #2001-220), provided specific details as to the number, type, location and construction timing mechanism for all required affordable housing units, implementing the General Plan policy for 5% low income housing and 5% moderate income housing.

An amendment to the previously adopted Affordable Housing Program for EastLake will be adopted with the 2006 GDP amendment. Because implementation of almost all of the residential development in the EastLake III General Development Plan has already occurred, there are limited opportunities within the GDP boundaries for Land Set-Asides. One potential solution for providing affordable housing exists within the OTC SPA Plan area. Other alternatives, including Off-site Locations and In-Lieu Contributions, are more specifically outlined in Section II.6, Affordable Housing Program.

#### **I.1.10.3.6 Safety Element**

The City of Chula Vista provides for public safety and seismic protection through a variety of mechanisms addressed in the EastLake III GDP and implementation programs. Sites for fire stations are identified in the GDP based on travel times to respond to fire or medical emergencies. Water systems are engineered to accommodate peak demand periods, including fire flow requirements. Streets are designed with adequate widths and safe routes for emergency vehicles. Building codes ensure the safety of buildings and seismic studies of fault lines identify appropriate setbacks and other safeguards from earthquake hazards. New

development planned in this GDP is in conformance with all of the life and property protections contained in the General Plan and implementing building codes and fire codes.

#### **I.1.10.3.7 Noise Element**

The Noise Element requires that the City apply noise protection standards which recognize the right of every citizen to live and work in a safe environment without excessive noise. Noise studies are carried out in conjunction with the environmental impact report requirements for GDP's to identify setbacks or noise buffers for sensitive areas within the development. These measures are carried out in the development of the project. There are no identified major noise generators located within the GDP project area except the planned major roadways: Olympic Parkway, Otay Lakes Road and Hunte Parkway. Increasing traffic with project development and development of adjacent parcels, has the potential to create significant noise impacting development sites along the road corridors. These noise conditions will be addressed at the SPA level by requiring the installation of sound walls strategically placed to reduce traffic noise to acceptable levels within development areas.

#### **I.1.10.3.8 Eastern Territories Planning Area Plan**

The area plans included in the General Plan deal either with issues and plans which are specific to the particular area or are more detailed than would be appropriate in the city-wide plan. The EastLake III GDP is located in the Eastern Territories Planning Area Plan. Because of its size and potential for development, this area plan is key to the future of Chula Vista. The area plan contains several specific provisions applicable to the planning and development of EastLake III. The following discussion highlights these portions of the area plan and identifies the consistent response provided in this GDP (or implementing SPA documents). Area Plan language is in *italics*, while responses are in **sans-serif type** below.

##### *Goals & Objectives*

*Over the planning horizon covered by this General Plan, it is anticipated that most of new urban development projected for the city would take place in Eastern Territories. At the same time, Eastern Territories contains some of the most valuable environmental and visual resources of the General Plan area. The following issues, goals and objectives are intended to guide future developments in the Eastern Territories in a way which protects the unique resources of the area.*

##### **GOAL 1. NATURAL ENVIRONMENT**

*The environmental resources of Eastern Territories are associated primarily with its reservoirs, water courses and adjacent lands, and the principal hills and mountains. The goal of the city is to protect the most important environmental resources from urban development and its potential, negative impacts.*

*Objective 1. Direct new urban development in Eastern Territories to broad mesa tops which are generally located away from environmentally sensitive areas such as flood plains, canyons and steeply sloped area. -- Development areas in EastLake III are located away from the Salt Creek floodplain/canyon which is the only one of these resources on-site.*

*Objective 2. Require through environmental reviews of all proposed conversions of vacant or agricultural land to urban uses. -- The EastLake III GDP amendment and proposed SPA plan are subject to full environmental review per the requirements of the California Environmental Quality Act (CEQA).*

*Objective 3. Among the areas designated in Eastern Territories for open space preservation, place the highest priority on preservation and improvement of those sections of the proposed Chula Vista Greenbelt which are located in the planning area. These are the Otay Valley, Salt Creek and associated canyons, Upper and Lower Otay Reservoirs and the adjacent drainage areas, Mother Miguel Mountain and the Sweetwater Reservoir and adjacent drainage area. -- Those portions of the Chula Vista Greenbelt on-site, Salt Creek and lands near the reservoirs, are designated for appropriate open space, recreation and public/quasi-public uses.*

*Objective 4. Preserve and effectively manage large, contiguous areas of sensitive habitat for diverse native plant and animal species. Provide connections or corridors between these areas to allow for continued viability of natural habitat areas. -- No large habitat areas are within the planning area. Two small habitat conservation/preservation areas are located within the project, in Salt Creek and east of the EastLake Woods neighborhood. No designated wildlife corridors will be impacted.*

## *GOAL 2. NEW URBAN DEVELOPMENT*

*It is anticipated that Eastern Territories will be subject to significant urban development over the planning horizon (20 to 50 years). It is the goal of the city to accommodate and regulate such development in ways which will protect the significant natural environment and create high quality urban environments for living and working.*

*Objective 5. Create, for the planning area as a whole, a balanced community of residential, commercial and industrial uses. To the extent that employment uses may be more difficult to establish, provide for additional designations of commercial and industrial land and encourage retention of vacant land for commercial and industrial uses. -- The proposed land use mix on the GDP map is consistent with this goal of the General Plan. The project includes tourist and specialty commercial uses along with residential.*

*Objective 6. Assure that all new developments are provided with acceptable levels of public services. Each development should include local public facilities required to serve the development. Interim services which vary from city-wide standards may be acceptable for projects with substantial public benefits. -- Provision of public facilities is assured through the*



SPA plan process which includes a Public Facilities Financing Plan requiring the provision of facilities and services concurrent with need.

*Objective 7. Encourage orderly and compact patterns of development, which will make maximum uses of existing public facilities and avoid “leapfrog” development. In particular, encourage development phasing which will substantially build out drainage and hydrologic basins with existing public service facilities before developing new basins. Exceptions should be allowed for projects with substantial public benefits, which should be permitted special public service consideration on an interim basis. -- The GDP project area includes one developed SPA and is the logical eastward extension of development within the EastLake Planned Community. It is also consistent with the predominate city-wide west-to-east development trend.*

### *GOAL 3. EASTERN URBAN CENTER*

This goal is not applicable because the Eastern Urban Center is not to be located within the EastLake Planned Community.

### *Planning & Design Proposals*

### *RESIDENTIAL CHARACTER*

*The Eastern Territories is seen as an extension of the residential character of the existing areas of Chula Vista. The predominant residential type is single-family detached in the low and low/medium residential density categories. This corresponds to a density of 0.5 to 3 units per acre and 3-6 units per acre, respectively. Neighborhoods that are characterized by this single family density are located throughout the Eastern Territories.*

*Areas within the Eastern Territories which include higher density residential uses include the following:*

- *In addition, the area adjacent to the Olympic Training Center is identified as a Community Activity Center and includes areas designated for both medium and medium-high density residential development north of Olympic Parkway. Directly adjacent to the OTC, south of Olympic Parkway, a small high density residential component is included in the mixed use parcels.*

The residential density throughout EastLake III is low and low/medium density except near the OTC. In this area medium, medium/high and high density residential parcels are designated along with commercial areas to create a mixed-use neighborhood adjacent to the OTC.

## *OTHER ACTIVITY CENTERS*

### *Olympic Training Center Activity Center*

*This is the most easterly located activity center and includes three basic components: the Olympic Training Facility, the adjacent mixed-use parcels and the increased residential density north of Olympic Parkway.*

*The training facility is intended to become the major training center in the nation for Olympic sports (e.g., water sports, track and field, etc.). Activities will include short- and long-term training for elite and development level athletes, seminars, clinics and conferences, as well as sports medicine and sports science research. The character of the facility is intended to be campus-like, with sports areas and buildings sited within ample open space. While the main use of the site will be for sports training activities, the site will also provide housing and dining for athletes, offices, laboratories, meeting rooms, parking and storage. Housing capacity could increase from 300 to 1,000 athletes at build-out.*

*The commercial area, which is intended to directly complement the training site, is envisioned as a “village type” area with information, shopping, dining and entertainment. It will serve visitors, the residents of the training facility and local residents. It is not intended to be a typical neighborhood shopping center. Both the lake and training facility will establish the character of the visitor-serving facilities. Office commercial uses in this area could house among others, administrative offices for the OTC or associated professions.*

*The increased residential density in the area is appropriate for an activity node. An increased population density will help support public services (e.g., public transit), commercial uses and establish a local neighborhood context for OTC residents.*

The Olympic Training Center has been constructed per the previously approved OTC SPA Plan.

The EastLake III GDP amendment and EastLake III SPA Plan will complete the activity center envisioned in the area plan, providing the increased density residential uses and the commercial areas desired. Development envisioned in the GDP and SPA plans is consistent with the description in the Area Plan quoted above.

## *CONNECTED COMMUNITY PARKS*

*The General Plan and Eastern Territories Area Plan includes a total of six community parks. These are, from north to south:*

- 1. Bonita Miguel*
- 2. Salt Creek*
- 3. Chula Vista Community Park*
- 4. Wolf Canyon*

5. *Eastern Urban Center*
6. *Salt Creek South*

*These parks are connected by an open space and trail system that extends throughout Eastern Territories.*

The EastLake III GDP provides for the greenbelt open space and trail connections extending from the Salt Creek Community Park located in the adopted EastLake II GDP, just west of the EastLake Vistas neighborhood.

#### *DEVELOPMENT NEAR RESERVOIRS*

*The Eastern Territories Area Plan designates the Upper and Lower Otay Reservoir and, although outside the planning area, the Sweetwater Reservoir as part of the Chula Vista Greenbelt. The Greenbelt includes the water surface of the reservoir, adjacent public lands, adjacent environmentally sensitive areas and adjacent scenic viewsheds.*

##### *West of Lower Otay Reservoir*

*Low density residential land use is planned along the west side of the Upper and Lower Otay Reservoir as part of the EastLake development. Within EastLake Vistas, residential development is shown along the hillsides but retaining a greenbelt space between the residential land use and Wueste Road. Medium density residential uses, low-intensity commercial uses and the Olympic Training Center are located near the intersection of Olympic Parkway and Wueste Road. All development is located west of Wueste Road which defines the development edge closest to the water for the area south of Olympic Parkway.*

*The final definition of the development area and the area which comprises the portion of the Chula Vista Greenbelt along the Lower Otay Reservoir should be included in further, more detailed planning. The first step in this process has been completed with the adoption of the EastLake III General Development Plan, which responds to the following major planning and design criteria:*

1. *Maintenance of a substantial greenbelt between the low density residential development and Wueste Road.*
2. *Wastewater from development areas to flow west to utility systems in Salt Creek.*
3. *Storm drainage from developed areas to be collected in an urban runoff system and, by gravity flow, directed away from the reservoir.*

4. *Site planning, grading, landscaping and architectural design which is oriented to producing a high quality view from the lake and open space and parks east of the lake to the various developments visible from the lake and Wueste Road.*

This GDP amendment, along with the implementing EastLake III SPA plan, maintain these important planning criteria adopted with the initial EastLake III GDP Plan and included in the General Plan text quoted above.

#### *CHULA VISTA GREENBELT*

*The Eastern Territories includes the largest portion of the Chula Vista Greenbelt. The Greenbelt extends east/west through Eastern Territories from I-805 along the Otay River Valley to Salt Creek and the Otay Lakes. It then extends north/south in two branches: one, comprising Salt Creek canyon and stream valley and the second the Upper and Lower Otay Lakes and their adjacent shorelines and defining slopes. The two branches intersect in the vicinity of Mother Miguel Mountain. The Greenbelt then extends along the southwesterly slopes of the mountain to Wild Mans Canyon and the Sweetwater Reservoir. There it connects to the Sweetwater Regional Park on the northwesterly edge of Eastern Territories.*

The EastLake III GDP implements both branches of the greenbelt on-site, that within Salt Creek and that along the western shoreline of Upper and Lower Otay Lakes consistent with the Area Plan provisions.

## **I.1.11 Implementation**

### **I.1.11.1 Growth Management & Phasing**

This GDP and its implementing components such as SPA Plans, will be used by the City and the developer to ensure that development occurs in an orderly fashion and that public facilities are provided concurrent with need while providing flexibility to allow the development to respond to changing market conditions. Conceptual phasing information will be presented in SPA Plan(s) primarily based on circulation and other major public facility requirements detailed in the accompanying Public Facilities Financing Plan (PFFP). The objective of the PFFP is to demonstrate that public facilities will be provided concurrent with need and in accordance with the threshold standards established by the City of Chula Vista.

### **I.1.11.2 Community Facilities & Improvements**

Specific community facility requirements will be identified for each SPA and detailed in the accompanying PFFP. The following standards have been established for community facilities:

- **Circulation:** Development within EastLake III shall comply with the City's Level of Service requirement for the operation of circulation element roads. A transportation phasing plan consistent with the City's Growth Management Element shall be incorporated into the SPA Plans (PFFPs) to ensure that level of service standards are met.
- **Water:** A detailed water master plan shall be prepared in conjunction with each SPA Plan. The water master plan shall be subject to review and approval by the Otay Water District.
- **Sewer:** A detailed sewer master plan shall be prepared in conjunction with each SPA Plan. The sewer master plan shall include facilities for reclaimed water and shall be subject to review and approval by the City of Chula Vista.
- **Drainage:** A conceptual drainage plan shall be included in each SPA Plan. The conceptual drainage plan shall, in particular, address drainage areas in Salt Creek and urban run-off to the Otay Reservoirs. Drainage plans for individual developments shall be prepared to the satisfaction of the City Engineer.
- **Fire and Police:** Each SPA Plan shall define specific facility requirements for fire and police protection to the satisfaction of the Chula Vista Police and Fire Departments.
- **Schools:** School facility requirements shall be defined in EastLake III and each subsequent SPA Plan to the satisfaction of the Chula Vista Elementary School District and the Sweetwater Union High School District. One elementary school site and one middle school site are provided within the EastLake III GDP area.

### **I.1.11.3 Community Purpose Facilities**

#### **I.1.11.3.1 Purpose and Intent**

Chapter 19.48. P-C - Planned Community Zone, requires that all land in the PC zone provide a minimum of 1.39 acres of land per 1,000 persons for community purpose facilities (CPF), such as: a) Boy Scouts, Girl Scouts, and similar organizations; b) social and human service activities, such as Alcoholics Anonymous; c) services for the homeless; d) services for military personnel during the holidays; e) senior care and recreation; f) Worship, spiritual growth and development, and teaching of traditional family values; g) non-profit or for profit day care facilities that are ancillary to any of the above or as a primary use. For profit facilities as, primary use are subject to further requirements and additional criteria as outlined in Section 19.48.025 (f); h) private schools that are ancillary to any of the above; i) interim uses, subject to the findings outlined in 19.48.025(E); and j) recreational facilities, such as ball fields for non-profit organizations serving the local community, subject to the requirements outlined in 19.48.040(B)(6)(d). However, where recreational ball fields are desired as a conditional use in Community Purpose Facilities land use districts, a “CPF Master Plan”, showing the specific boundaries of the master plan and existing and proposed distribution of CPF uses within a SPA, GDP or overall Planned Community shall be considered and approved by the Director of Planning and incorporated as part of the Planned Community’s General Development Plan(s). In addition, recreational ball fields shall not utilize more than 35% of the overall SPA, GDP or Planned Community CPF acreage required, and no park credit may be granted for community purpose ball fields.

The total acreage required may be reduced by the City council in certain circumstances such as when shared parking facilities are available with other facilities.

#### **I.1.11.3.2 Proposed CPF Master Plan**

The CPF Master Plan boundaries encompass EastLake Greens (including the “Land Swap” Parcels), EastLake Trails, EastLake Business Center II, EastLake Vistas and EastLake Woods (see Exhibit 7). Four sites are distributed throughout the remaining SPAs insuring that each future CPF site will serve a different neighborhood. In addition, the sites are located along major road to enhance accessibility to the facility by community residents.

Based upon the anticipated development statistics for the CPF Master Plan area, the overall combined CPF acreage required and proposed is as follows:

Table C  
**Required Community Purpose Facility Acres for EastLake**

	<b>EastLake II* Greens SPA**</b>	<b>EastLake II* Trails SPA</b>	<b>EastLake III (GDP)</b>	<b>Total</b>
Dwelling Units	3,443	1,143	2,555	7,767
CPF ac/du	0.004003	0.004003	0.004003	- -
Total CPF acres required	13.8	4.6	10.2	28.6
Total CPF acres provided	11.4	4.6	12.9	28.9
* EastLake I (North of Otay Lakes Road) is excluded from this table.				
** Includes proposed Land Swap amendment.				

#### **I.1.11.3.3 Proposed CPF Sites**

The CPF master Plan provide a total of 28.9 acres in three different sites. Exhibit 7, identifies the proposed CPF sites which are described in more detail below.

Site 1 (Existing): Located in EastLake Greens, a portion of this 11.4 acre site has been conveyed to a religious institution for use as a place of worship.

Site 2: This CPF site is located within the Trails neighborhood and is proposed to conditionally permit little league ball fields for non-profit organizations serving the local community. The development of the site (4.6 acres) would be subject to the requirements outlined in the EastLake II Planned Community District Regulations and Section 19.48.040(B)(6)(d) of the Chula Vista Municipal Code.

Site 3: This site is located in the Vistas neighborhood of EastLake III GDP and consists of two parcels totaling 12.9 acres. The EastLake III SPA Plan will refine the exact location and acreage for this site.

The sites identified on this Master Plan are, or will be, designated in the Planned Community District Regulations as “CPF” to insure their continued availability pursuant to city requirements.

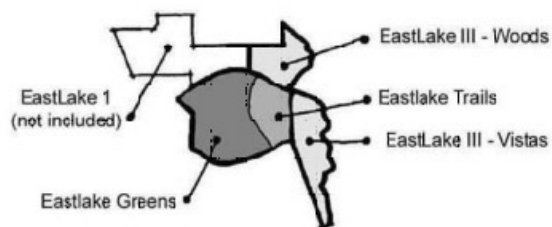
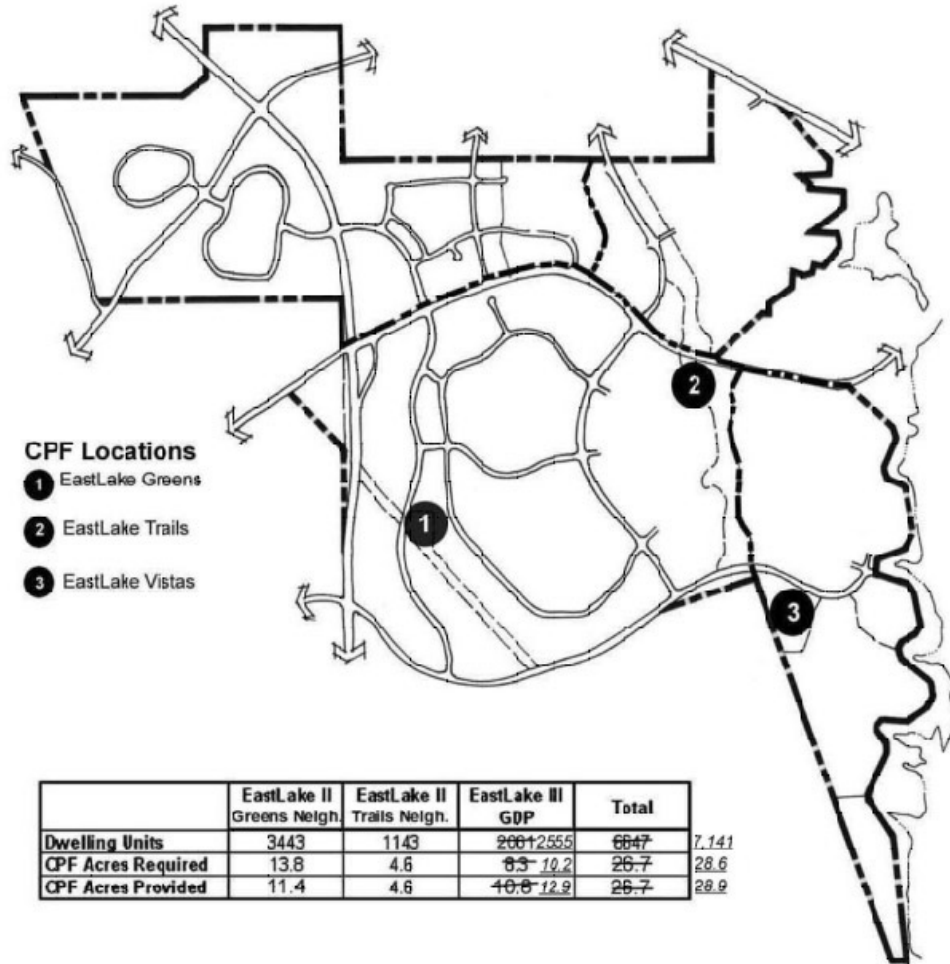
With the exception of CPF site No. 2, which will include little league ball fields as a conditional use permit, the above mentioned CPF sites could accommodate by conditional use permit the following land uses:

- Boy Scouts, Girl Scouts, and other similar organizations;

- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- For profit and non-profit day care facilities that are ancillary to any of the above;
- Private schools that are ancillary to any of the above;
- Common useable open space;
- Interim uses, subject to the findings outlined in Section 19.48.025(E) of the Chula Vista Municipal Code;
- Recreational ball fields not to exceed 35% of the overall CPF acreage requirement for the CPF Master Plan.



## Master Plan of Community Purpose Facilities



### Exhibit 7

### **I.1.12 Administrative & Legislative Procedures**

This General Development Plan is adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and is intended to implement the Chula Vista General Plan and the EastLake III Planned Community (P-C) Zone. The EastLake III planning area is zoned P-C Planned Community with the adoption of this EastLake III GDP pursuant to Chapter 19.48 CVMC. Any procedures not addressed herein or in subsequently adopted EastLake III documents (*e.g.*, SPA plan, PC regulations, *etc.*) shall be conducted as prescribed in Chapter 19.48, or other applicable section of the CVMC.

# **SPA PLAN**

## **SECTIONAL PLANNING AREA**

### **EASTLAKE III**

**Adopted July 17, 2001**  
by Resolution No. 2001-220

**Amended June 20, 2006**  
by Resolution No. 2006-190

**Amended April 8, 2008**  
by Resolution No. 2008-095

*Project Sponsor*  
**Windstar Communities**  
11149 N. Torrey Pines Road, Suite 250  
La Jolla, CA 92037  
Contact: Eric L. Heffner  
(858) 587-2100

*Prepared by:*  
**Bud Gray & Associates**  
2452 Arrowhead Court  
Chula Vista, CA 91915  
Contact: Bud Gray  
(619) 656-801

*Edited by:*  
**KTGY Group, inc.**  
17992 Mitchell South  
Irvine, CA 92614  
Contact: Damian Taitano  
(949) 851-2133

## SECTION II.2 SECTIONAL PLANNING AREA (SPA) PLAN

### TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>II.2.1 Introduction</b> .....	II.2.1-1
II.2.1.1 Background	
II.2.1.2 Scope & Purpose of the Plan	
II.2.1.3 Record of Amendments	
II.2.1.4 Location & Regional Setting	
II.2.1.5 Community Structure	
II.2.1.6 Legal Significance/EIR	
II.2.1.7 SPA Plan Consistency with GDP	
II.2.1.8 Related Documents	
II.2.1.9 Planning Process	
<b>II.2.2 Development Concept</b> .....	II.2.2-1
II.2.2.1 Design Influences	
II.2.2.2 Land Use Pattern	
II.2.2.3 Density Transfer	
II.2.2.4 Housing Programs	
II.2.2.5 Urban Design Concept	
II.2.2.6 Landscape Concept	
<b>II.2.3 Project Circulation Network</b> .....	II.2.3-1
II.2.3.1 Introduction	
II.2.3.2 Project Access	
II.2.3.3 Internal Circulation Network	
II.2.3.4 Street Standards	
II.2.3.5 Phasing of Road Improvements	
II.2.3.6 Transit Planning Principles	
II.2.3.7 Bicycle Routes & Pedestrian Trails	
<b>II.2.4 Grading</b> .....	II.2.4-1
II.2.4.1 Introduction	
II.2.4.2 Grading Concept	
II.2.4.3 Grading Requirements	
<b>II.2.5 Parks, Recreation &amp; Open Space</b> .....	II.2.5-1
II.2.5.1 Introduction	
II.2.5.2 Required Park Land & Improvements	

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
II.2.5.3 Open Space	
II.2.5.4 Habitat Enhancement	
II.2.5.5 Park & Open Space Implementation	
<b>II.2.6 Development Phasing.....</b>	<b>II.2.6-1</b>
<b>II.2.7 Public Facilities.....</b>	<b>II.2.7-1</b>
II.2.7.1 Introduction	
II.2.7.2 Potable Water Supply & Master Plan	
II.2.7.3 Potable Water Demand	
II.2.7.4 Recycled Water Supply & Master Plan	
II.2.7.5 Sewer Service	
II.2.7.6 Storm Drain System	
II.2.7.7 Urban Run-off	
II.2.7.8 Roads	
II.2.7.9 Schools	
II.2.7.10 Child Care Facilities	
II.2.7.11 Police & Fire Services	
II.2.7.12 Library Services	
II.2.7.13 Community Purpose Facilities (CPF)	
<b>II.2.8 Appendices .....</b>	<b>II.2.8-1</b>

## LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table A GDP and SPA Plan Statistics.....	II.2.1-12
Table B Parkland Dedication Standards.....	II.2.5-1
Table C Park Land Dedication Required.....	II.2.5-2
Table D Parks Provided and Eligible Credits .....	II.2.5-3
Table E Conceptual Phasing by Parcel.....	II.2.6-2
Table F Required Community Purpose Facility Acres.....	II.2.7-18

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
1 Vicinity Map .....	II.2.1-6
2 SPA Boundaries .....	II.2.1-7
3 Community Structure.....	II.2.1-8
4 General Development Plan .....	II.2.1-13
5 Site Utilization Plan.....	II.2.1-14
6 Design Features & Considerations.....	II.2.2-3
7 General Landscape Plan.....	II.2.2-10
8a-b Landscape Intensity.....	II.2.2-11-12
9 Circulation.....	II.2.3-3
10a-f Street Sections.....	II.2.3-4-9
11 Gated Entry Concept.....	II.2.3-10
12 Transit Plan .....	II.2.3-13
13 Trails Plan .....	II.2.3-14
14 Grading Concept .....	II.2.4-3
15 Parks & Open Space Plan .....	II.2.5-6
16 Conceptual Park Plan.....	II.2.5-7
17 Phasing Plan.....	II.2.6-3
18 Potable Water System .....	II.2.7-3
19 Recycled Water System .....	II.2.7-5
20 Sewer Plan .....	II.2.7-7
21 Storm Drainage .....	II.2.7-11
22 Urban Run-off Diversion .....	II.2.7-12
23 School Location Map .....	II.2.7-15
24 Master Plan of Community Purpose Facilities .....	II.2.7-20

## **SECTION II.2 SECTIONAL PLANNING AREA (SPA) PLAN**

### **II.2.1 Introduction**

#### **II.2.1.1 Background**

The most basic goals, policies and land use designations for development of EastLake III are provided in the Eastern Territories Area Plan of the Chula Vista General Plan. To implement the General Plan, the entire community has been zoned “Planned Community” (P-C) and designated for a range of urban uses defined in two General Development Plans (GDP’s) identified as the EastLake II GDP and the EastLake III GDP. All previous development approvals, except the Olympic Training Center (OTC) SPA, are within what is now identified as the EastLake II GDP. The EastLake III SPA includes the majority of the undeveloped lands in EastLake III, located north of the OTC SPA. The “panhandle parcel,” located south of the OTC is within the EastLake III GDP but is not included in the EastLake III SPA or the OTC SPA. Its ultimate development is expected to be associated with that of adjacent property to the west, within the Otay Ranch GDP

Historically, the EastLake property was used for ranching, grazing and dry farming. The EastLake III SPA site is currently vacant and without significant improvements. The OTC SPA is the only developed portion of the EastLake III GDP area. It has been developed by the United States Olympic Committee per an approved SPA plan and operates as a training facility for world-class athletes.

EastLake III includes the final residential neighborhoods to be developed within the EastLake Planned Community, EastLake Woods and EastLake Vistas. It continues the eastward development pattern established with the prior neighborhoods. The first three residential neighborhoods (EastLake Hills, EastLake Shores, and Salt Creek I) and the commercial and industrial districts (EastLake Village Center and EastLake Business Center I) were approved in the EastLake I SPA. EastLake Greens was the fourth residential neighborhood and was planned as a separate SPA which extended development south of Otay Lakes Road and further to the east. The EastLake Trails neighborhood and SPA continued the eastward development pattern reaching the west side of Salt Creek. EastLake III will complete the community, reaching the western edge of the Otay Lakes.

#### **II.2.1.2 Scope & Purpose of the Plan**

As an increment to the overall EastLake community, EastLake III SPA is, to a large extent, an extension of the existing development both in design and planning policy/regulations. As such, this SPA plan relies upon established policies, programs and regulations to a greater extent than the initial EastLake SPAs. It also provides more implementation flexibility to avoid the necessity of formal plan amendments for minor plan adjustments.

The objectives for the SPA Plan are to:

- Assure a high quality of development, consistent with City and Community goals and objectives, the Chula Vista General Plan and EastLake III General Development Plan.
- Create an economically viable plan that can be realistically implemented within current and projected economic conditions.
- Provide for orderly planning and long-range development of the project to ensure community compatibility.
- Establish the necessary framework for and identify financing mechanisms to facilitate adequate community facilities, such as transportation, water, flood control, sewage disposal, schools and parks and provide adequate assurance that approved development will provide the necessary infrastructure, when needed, to serve the future residents of EastLake III.
- Preserve open space and natural amenities.
- Establish a planning and development framework which will allow diverse land uses to exist in harmony within the community.

This SPA Plan refines and implements the development concept of the EastLake III General Development Plan (GDP) which itself refines and implements the development designated for the project site in the Chula Vista General Plan. This SPA Plan defines, in more detailed terms, the development parameters for the EastLake III planned community, including the land use mix, design criteria, primary circulation pattern, open space and recreation concept, and infrastructure requirements. Additionally, the character and form of the project will be implemented through a series of guidelines, development standards and quality of life standards, plans and programs prescribed in the EastLake III Planned Community (PC) District Regulations, EastLake III Design Guidelines, Public Facilities Finance Plan (PFFP) and other associated regulatory documents adopted concurrently with, and as an integral part of this SPA plan.

The specific regulatory document and provisions provided herein, including the PC District regulations and related SPA documents, shall supersede the general standards established in other regulations, including the City Zoning Ordinance. If an item is not addressed in the SPA Plan and/or associated regulatory documents, then the applicable City-wide regulations shall apply.

The SPA Associated regulatory documents are as follows:

#### Planned Community District Regulations

The Planned Community District Regulations establish land use districts and regulations within those districts pursuant to Title 19 (Zoning Ordinance) of the Municipal Code in order to



safeguard and enhance the appearance and quality of development in the EastLake III, and promote the health, safety and general welfare of the EastLake III residents and the city of Chula Vista as a whole.

#### Public Facilities Finance Plan (PFFP)

The purpose of the PFFP is to implement the City's Growth Management Program and to meet the goals and objectives outlined in the Growth Management Element of the City's General Plan. The PFFP ensures that development of EastLake III occurs only when necessary public facilities and services exist or are provided concurrent with the demands of new development.

#### Design Guidelines

Design Guidelines are provided in a manual to guide the site planning, building architecture and landscape architecture within the different neighborhoods and land uses of EastLake III. They illustrate the Master Developer's philosophy and commitment to high quality planned development standards.

#### Affordable Housing Program

In order to guarantee the provision of affordable housing opportunities, the City requires that a specific Affordable Housing Program and agreement be consistent with the Housing Element of the General Plan. An affordable housing program is intended to delineate how, when and where the required affordable housing units will be provided; intended subsidies, income rent restrictions and method of verifying compliance. The program may be implemented through various mechanisms, including development agreements, tentative map conditions or specific housing project agreements.

#### Air Quality Improvement Plan

The purpose of the Air Quality Improvement Plan is to respond to the Growth Management policies of the city of Chula Vista. The most significant Air Quality Improvement measures are those policies and regulations established at broadest geographic levels (*i.e.*, State and Federal). However, at the local level, the Air Quality Improvement Plan identifies mitigation or improvement measures such as: pedestrian and bicycle paths, land use mix, access to regional vehicular systems, transit access, site design, park and ride facilities, and telecommuting, among others.

#### Water Conservation Plan

The purpose of the Water Conservation Plan is to respond to the Growth Management policies of the city of Chula Vista. The Water Conservation Plan is intended to respond to the long term need to conserve water in new development, establishing water conservation standards for future residents of EastLake III.

### II.2.1.3 Record of Amendments

1. Section II.3.3.4 (Table E) and II.3.3.5 of the EastLake III Planned Community District Regulations were amended on April 23, 2002 by Ordinance Number 2857 to permit the Design Review process to establish certain site development standards for the RP1 and RP2 districts and to clarify porch requirements.
2. On May 28, 2002, the City Council adopted Resolution 2002-176 approving an amendment to the EastLake III Sectional Planning Area (SPA) Plan to incorporate Section II.8 Water Conservation Plan.
3. On August 13, 2002, the City Council adopted Resolution 2002-306 approving an amendment to the EastLake III Sectional Planning Area (SPA) Plan to incorporate Section II.7 Air Quality Improvement Plan.
4. Two SPA interpretations were made by the Planning Commission in regards to the Section II.3.3.4 of the EastLake III Planned Community District Regulations on September 24, 2002 by Resolution No. PCM 03-09 in regards to exterior side yard setbacks and number of permitted stories within residential districts.

The first interpretation indicated that since the exterior side yard is measured from the property line, if an open space lot with a minimum width of ten feet (10') separates the residential lot from street right-of-way, the setback could be reduced to five (5'). This determination only applies to those residential land use districts requiring a ten foot (10') minimum setback.

The second interpretation clarified that all for all residential land use districts containing a maximum height of twenty-eight (28') or thirty (30) feet, a maximum of 2 ½ stories can be built within said height limit.

5. On November 26, 2002, the City Council adopted Resolution 2002-484 approving an amendment to the Design Guidelines section of the EastLake III Sectional Planning Area (SPA) Plan to add Contemporary as a permitted architectural style for parcel WR-1. The amendment provides a historical precedent, design characteristics, and design requirements section for Contemporary housing style to guide future review processes.
6. On March 19, 2003, the Zoning Administrator approved modifications to the GDP, SPA Site Utilization Plan, and Land Use Districts Map to reflect the Final Map configuration for the CPF site(s). Based on Section(s) I.1.8.13 "Land Use Flexibility" of the GDP, II.2.2.3 "Density Transfer" of the SPA Plan, and II.3.2.2 "Minor Amendments to the Land Use Districts Map", the minor adjustment(s) can be approved administratively.
7. On May 4, 2004, the City Council adopted the change of 19.48 acres from RS-2 to RS-1A, within a portion of the Vistas Residential Neighborhood (PCM04-12).

8. On June 20, 2006, the City council adopted a resolution and ordinance changing the land use designation for 18.4 acres from C-2 (Commercial Tourist) to VR-13 (Multi Family Residential) and land use district from CT to RMS.
9. On April 8, 2008, the City Council adopted a resolution and ordinance changing the land use designation for 18.4 acres from RMS to RM-1 in order to remove Senior only restricted development standards.

#### **II.2.1.4 Location & Regional Setting**

The EastLake III SPA is located in the eastern portion of the Chula Vista city limits. The site is located immediately east of the EastLake Trails SPA and EastLake Business Center II within the EastLake I SPA, primarily east of the Salt Creek open space corridor, north and south of Otay Lakes Road, and approximately 8 miles east of the Chula Vista Civic Center. The Project Vicinity Map, Exhibit 1, identifies the location of the EastLake III SPA with respect to regional features of Eastern Chula Vista. The location of the EastLake III SPA within the overall EastLake Planned Community is depicted in Exhibit 2.

The EastLake III SPA is comprised of two parcels/neighborhoods, EastLake Woods and EastLake Vistas. EastLake Woods is located north of Otay Lakes Road and is bisected by the Salt Creek Greenbelt open space corridor and Hunte Parkway. The southern parcel includes the EastLake Vistas neighborhood which extends from Otay Lakes Road south to parcels surrounding the OTC entrance on Olympic Parkway. Developing areas of the EastLake Planned Community are located west of the project area, EastLake Business Center II west of EastLake Woods and EastLake Trails west of EastLake Vistas. Rolling Hills Ranch (Salt Creek Ranch GDP and SPA) is north of EastLake Woods. Otay Ranch is located to the west of the OTC SPA and the “panhandle parcel.”

Access to the site is provided via Otay Lakes Road and Olympic Parkway, both of which are existing east-west roadways. Hunte Parkway also exists, bisecting the EastLake Woods neighborhood site.

The project site is generally comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel. The Otay Lakes are prominent features off-site to the east. The project site includes a single “ridgeline” (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and developing areas of EastLake Trails and EastLake Business Center II are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes and to the mountains beyond.

## Vicinity Map

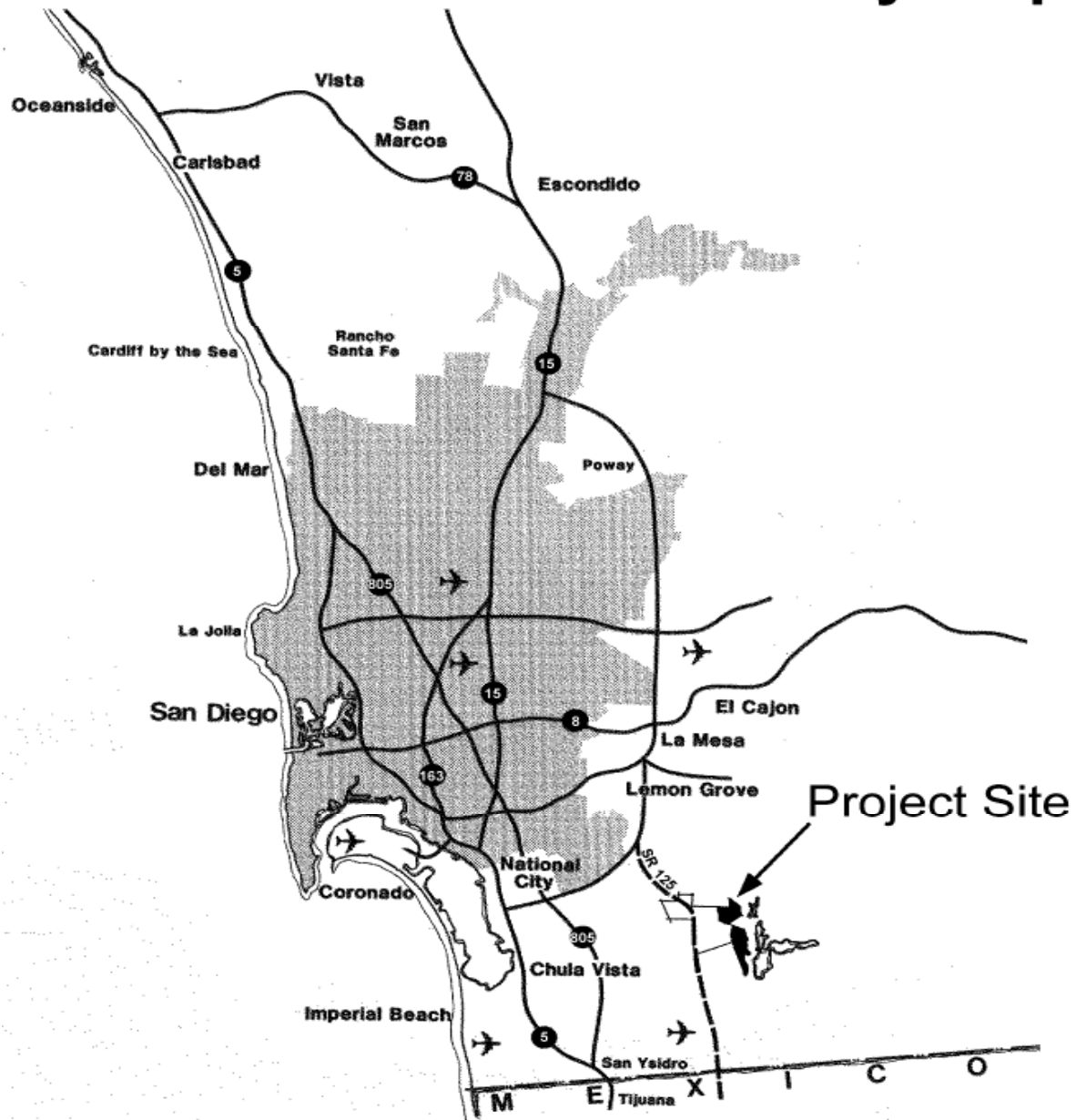
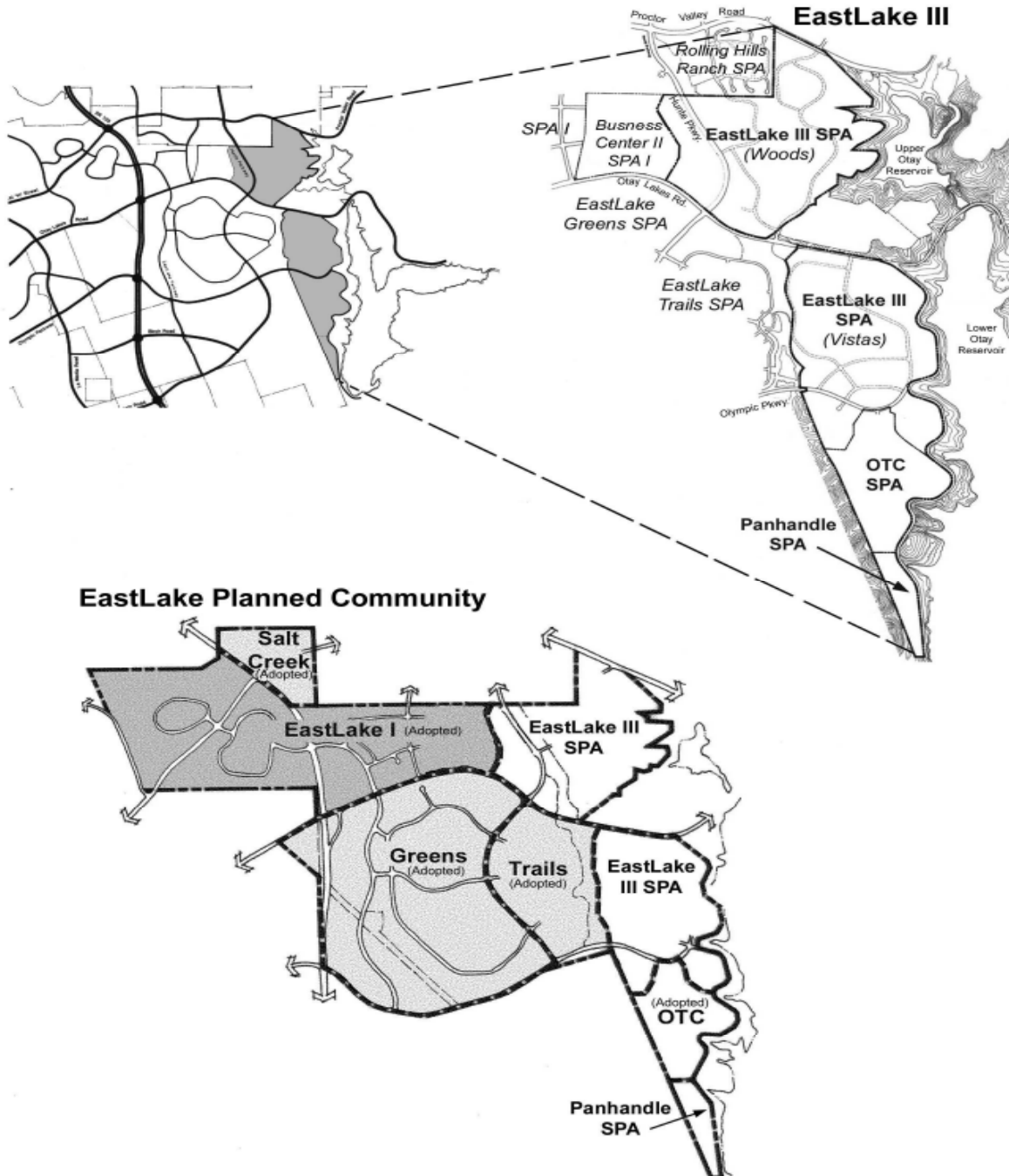


Exhibit 1

# SPA Boundaries



**Exhibit 2**



Exhibit 3

### II.2.1.5 Community Structure

The community structure of the EastLake III neighborhoods, at the broadest level, is established by the EastLake III General Development Plan. This section is intended to highlight the design features of the two neighborhoods within the SPA plan as an introduction to the project. A more detailed discussion of the project with respect to the provisions of the EastLake III GDP is provided in Section II.2.1.6 SPA Plan Consistency with GDP.

The community structure of the EastLake III SPA reflects the inclusion of two separate residential neighborhoods, and a mixed-use “Activity Core” adjacent to the OTC entrance (see Exhibit 3). The major roads and Salt Creek corridor serve to integrate the neighborhoods with each other, the overall EastLake Community and Chula Vista’s Eastern Territories. The greenbelt corridor within Salt Creek is one of the two branches of the Chula Vista Greenbelt implemented by the project. The other is an open space/greenbelt buffer between the development areas and the Otay Lakes. These greenbelt components are part of a larger city-wide park and open space system connected by hiking and bicycle trails. The greenbelt and arterial road system provide a framework within which EastLake III will be developed. Beyond this framework however, the two EastLake neighborhoods have individual structures and identities.

The EastLake Woods neighborhood, to the north, is primarily a low density single family detached residential neighborhood with local, and some community serving, public facility sites. The neighborhood is bisected by the Salt Creek Greenbelt corridor which is paralleled by Hunte Parkway. The arterial road and greenbelt separate a low-medium density residential area from the remainder of the neighborhood. The low-medium area (Woods West) and the western portion of the Woods East are oriented to take advantage of views into the Salt Creek Greenbelt Corridor while the eastern portion of the Woods East is oriented to Upper Otay Reservoir.

The EastLake Vistas neighborhood is more complex in that it includes low and medium-low density residential along with higher density residential and commercial uses to serve both the EastLake community and OTC residents and visitors. The northern portion of the neighborhood is basically a single family detached neighborhood similar to EastLake Woods and EastLake Trails, to the north and west respectively. The eastern portion is oriented to the views to Lower Otay Reservoir while the western portion is oriented toward Salt Creek. Medium, medium-high and high density residential uses (single family attached and multifamily product types) are clustered at the southern end of the neighborhood with commercial uses which, with the OTC, form the EastLake III/OTC “Activity Center.”

The “Activity Center” is a social and activity focal point at the entrance to the Olympic Training Center, and somewhat independent of the remainder of the neighborhood. Medium and medium-high density residential sites surround a retail commercial area on the north side of Olympic Parkway, immediately across the street from the OTC entrance on the south side. A high density residential site is located east of the OTC entrance on the south side of Olympic Parkway and overlooking Lower Otay Reservoir. On the west side of the entrance, a high density residential site and “Community Purpose Facility” (CPF) site are located.

The “Activity Center” concept is identified in the Chula Vista General Plan. The General Plan envisions a commercial area as directly related to the OTC. The retail commercial component is envisioned as a “village type” area with information, shopping, dining and entertainment activities. It is intended to serve visitors, residents of the training facility as well as the local community, providing goods and services related to the OTC use. Office uses could include administrative offices for the training center or related professions. It is not intended to be a typical neighborhood shopping center.

The increased residential density is appropriate for an activity node. Increased population density will help support public services, commercial uses and a local “neighborhood” for OTC residents. The range of proposed uses and pattern of development proposed by the EastLake III SPA Plan implements the Activity Center concept from the General Plan.

The two branches of the Chula Vista Greenbelt frame the development areas and connect the public and quasi-public use sites within the project. Within the EastLake Woods neighborhood, these uses are clustered along the Salt Creek Greenbelt with a junior high school site located to the north on the east side of the open space area and an elementary school site to the south, on the west side of the greenbelt at the intersection of Hunte Parkway and Otay Lakes Road. East of the elementary school, a fire station site and private recreation area are designated at the neighborhood entry from Otay Lakes Road. These uses extend along the corridor to the north into Rolling Hills Ranch where a community park and CPF site are located. The Salt Creek Greenbelt continues south on the western edge of the EastLake Vistas neighborhood containing a community park and private recreation center developed within the adjacent EastLake Trails neighborhood. A public park is located on the eastern edge of the EastLake Vistas neighborhood, within the Eastern Greenbelt branch, overlooking Lower Otay Reservoir. The Salt Creek park and greenbelt feature is the focal point for residential uses in the western half of the neighborhood, while the park and views to the lake and beyond are the focal points for the eastern half.



### **II.2.1.6 Legal Significance/EIR**

The California Environmental Quality Act (CEQA) requires the preparation of an environmental impact report (EIR) or other environmental analysis for any project that a lead agency (such as the City) proposes to implement, unless the project is specifically exempt by CEQA.

According to CEQA Section 21002.1, “The purpose of an EIR is to identify the significant effects of a project on the environment, to identify alternatives to the project and to indicate the manner in which those significant effects can be mitigated or avoided.” CEQA also provides mechanisms whereby the public and decision-makers can be informed about the nature of the proposed project and the type and extent of the impacts the project and project alternatives would have on the environment if implemented.

A subsequent environmental impact report (EIR\_05-02) was prepared for the Seniors project according to the requirements of the city of Chula Vista and CEQA. As a subsequent EIR, it was tiered off prior EIRs which addressed previous approvals for projects on or adjacent to the EastLake III site. These include the 1989 Final EIR 89-9 for EastLake III/Olympic Training Center (OTC), EastLake Trails Prezone and Annexation EIR 90-12, EastLake Final EIR Volume 1 EIR 8103, EIR 90-12 for the OTC Boathouse, and FSEIR 01-01 dated June 2001 (for the Eastlake III Woods and Vistas Replanning Program. EIR (EIR\_05-02) was prepared in 2006 to convert 18.4 acres from CT (Commercial Tourist) to VR-13 (Multi Family Seniors). An addendum has been prepared to this EIR for the Windstar Pointe Project.

### **II.2.1.7 SPA Plan Consistency with GDP**

A SPA Plan must be consistent with the corresponding GDP and the Chula Vista General Plan in order to be approved.

Comparison of the GDP Map (Exhibit 4) and the EastLake III SPA Site Utilization Plan (Exhibit 5) is shown in Table A, below.

Table A  
GDP and SPA Plan Statistical Comparison

RESIDENTIAL						
GDP Designation	SPA Designation	GDP Statistics		SPA Plan		Average Density
		Acres	DU	Acres	DU	
EastLake Woods						
Low	WR-1 -WR-5	216.2	410	216.2	410	1.9 du/ac
Low-Medium	WR-6 - WR-7	43.0	257	43.0	257	6.0 du/ac
Subtotal		259.2	667	259.2	667	
EastLake Woods Avg Density SPA = Low Density, 2.6 du/ac						
EastLake Vistas						
Low	VR-1	22.0	56	82.0	56	2.5 du/ac
Low-Medium	VR-3 - VR-8	170.7	658	111.1	658	4.3 du/ac
Medium	VR-9	7.3	73	7.3	73	10 du/ac
Medium-High	VR-10 - VR-11	15.0	239	15.0	239	15 du/ac
High	VR-12 -VR-13	30.7	794	30.7	794	25.9 du/ac
Subtotal		247.4	1,888	247.4	1,888	
EastLake Vistas Avg. Density SPA = Medium Density, 6.1 du/ac						
Residential Subtotal		506.6	2,555	506.6	2,555	5.0 du/ac
EastLake III Density GDP = Low Medium 5.0du/ac SPA = Low Medium 5.0du/ac						

Table continued following GDP and Site Utilization Plan exhibits on following pages.

# General Development Plan

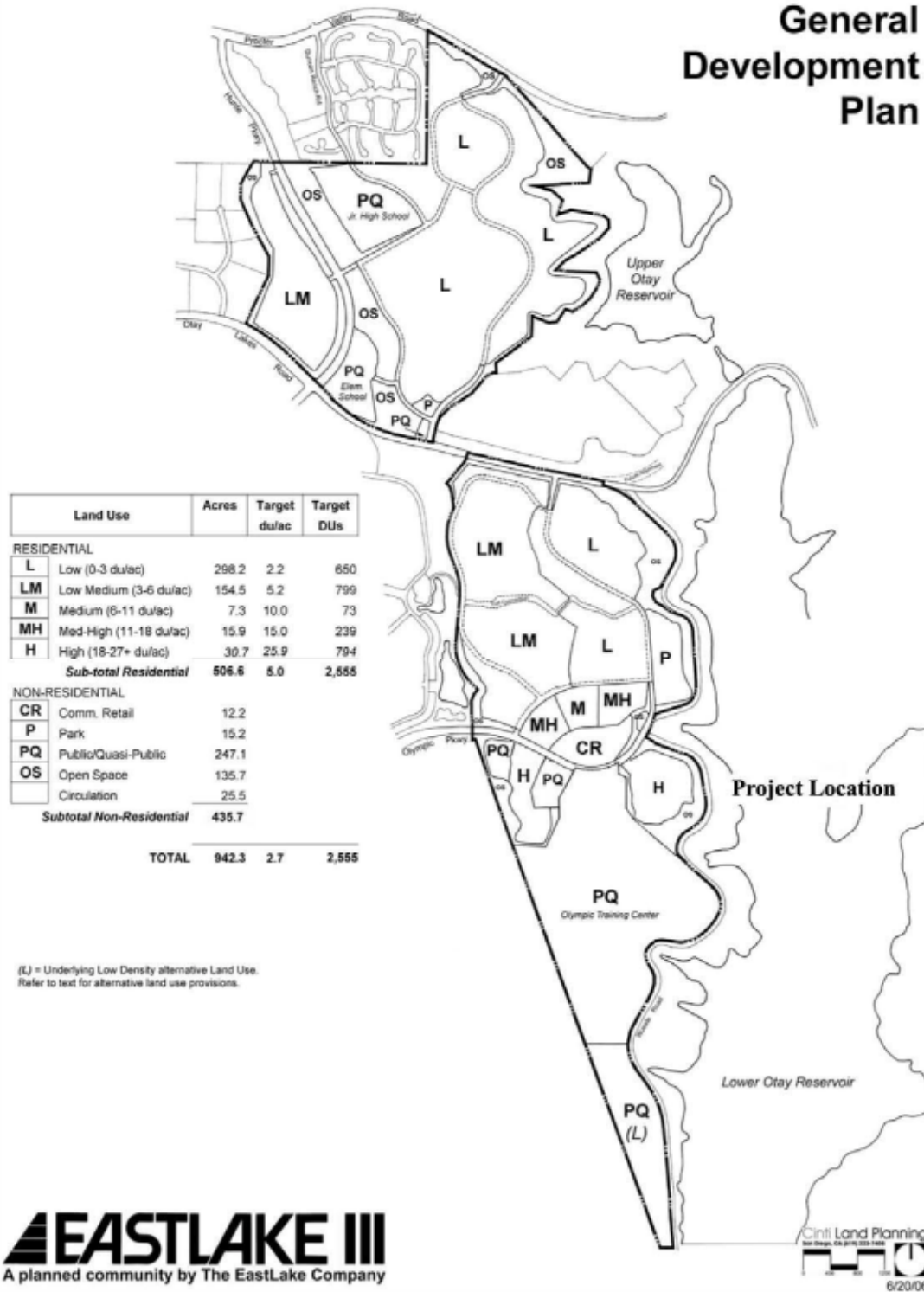
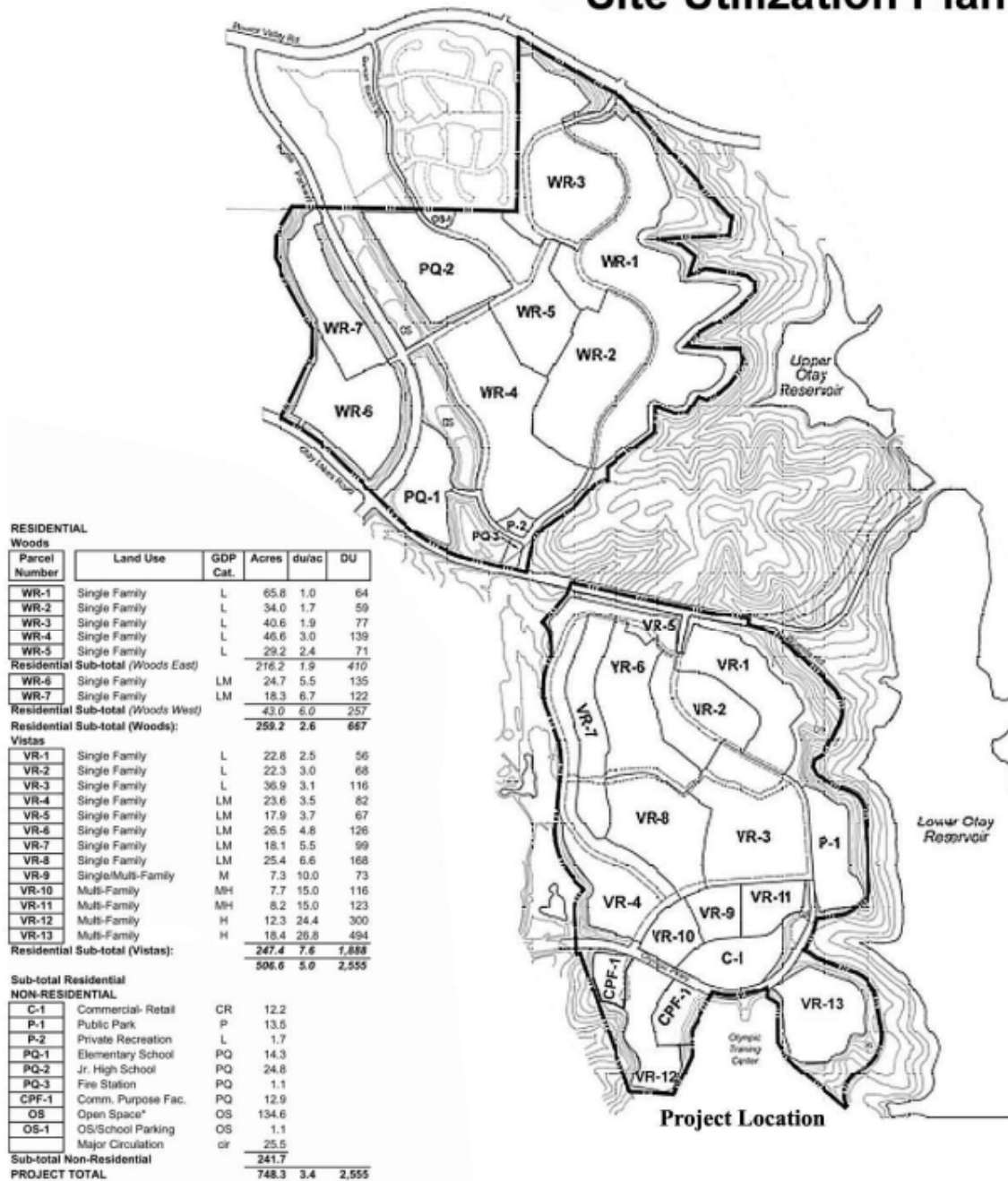


Exhibit 4

# Site Utilization Plan



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
6/20/06

Exhibit 5

Table A (cont'd.)  
**GDP and SPA Plan Statistical Comparison**

<b>NON-RESIDENTIAL</b>						
<b>EastLake Vistas</b>						
Retail Comm.	C-1	12.2	--	12.2		
Open Space	OS	134.6	--	134.6		
Public/PQ	PQ-1 - PQ-3	40.2	--	40.2	--	--
CPF	CPF - 1	12.9	--	12.9	--	--
Parks & Rec.	P-1 - P-2	15.2	--	15.2	--	--
Circulation		25.5	--	25.5	--	--
<b>Subtotal</b>		<b>241.7</b>		<b>241.7</b>		
<b>Olympic Training Center SPA</b>						
Public/PQ	PQ	150	--	N/A	--	--
<b>Panhandle Parcel (future SPA)</b>						
Public/PQ	N/A	45	--	N/A	--	--
<b>Nonresidential Subtotal</b>		<b>436.7</b>	--	<b>241.7</b>	--	--
<b>TOTALS</b>		<b>946.7</b>	<b>2,555</b>	<b>748.3</b>	<b>2,555</b>	<b>3.4 du/ac</b>

The following paragraphs establish SPA plan consistency with the different components of the EastLake III GDP:

#### II.2.1.7.1 Land Use

The land use designations shown on the EastLake III General Development Plan for the EastLake III SPA Plan area (748.3 acres of the 942.3 acre GDP area) consist of Low Density Residential (0–3 du/ac), Low-Medium Density Residential (3–6 du/ac), Medium Density Residential (6–11 du/ac), Medium-High Density Residential (11–18 du/ac), High Density Residential (18–27+ du/ac), Commercial Retail, Park, Public Quasi-Public, Open Space, and Circulation. The EastLake III SPA Site Utilization Plan (Exhibit 5) reflects the same land use pattern with respect to land use types and residential densities as depicted on the EastLake III General Development Plan map (Exhibit 4). Table A provides statistics from each map and includes average densities. All densities are consistent with their respective General Plan designations.

### **II.2.1.7.2 Circulation Network**

The EastLake III General Development Plan designates three Circulation Element Roads which will serve, and are within, the EastLake III SPA Plan. They are: Hunte Parkway (4-lane Major Street), Otay Lakes Road (6-lane Prime Arterial) and Olympic Parkway (6-lane Prime Arterial west of Hunte Parkway and 4-lane Major Street to the east). The future extension of Proctor Valley Road is immediately north of EastLake III. Wueste Road is located along the eastern boundary of the project site (off-site), extending south from Otay Lakes Road to the southern end of the Lower Otay Reservoir. The alignment for the future SR-125 controlled access highway is to the west, along the western edge of the EastLake Greens neighborhood.

Hunte Parkway and Olympic Parkway are currently fully improved. Otay Lakes Road is fully improved to Wueste Road. The Circulation Plan is in substantial conformance with the EastLake III General Development Plan Circulation Plan.

The spine road in the eastern portion of the EastLake Woods neighborhood is a meandering street with a reduced pavement section and soft edges. This design was conceived to convey the character common in rural estate neighborhoods. This road links the areas planned for the most expensive homes in the SPA and is intended to contrast with the streets and streetscape character of typical residential subdivisions.

### **II.2.1.7.3 Parks & Open Space**

The EastLake III General Development Plan designates Open Space within the Salt Creek corridor. This open space also includes the Chula Vista Greenbelt Trail, which is a major hiking trail intended to serve the entire community when completed. The EastLake III SPA Plan implements the open space and Greenbelt Trail within the Salt Creek corridor. In addition, a public park is located at the eastern edge of the EastLake Vistas neighborhood and a private recreation facility is located at the southern entrance to the EastLake Woods neighborhood, as shown on the Site Utilization Plan. Both sites are designated Park on the GDP map. See Chapter II.2.5 Parks, Recreation & Open Space for additional information.

The parks and open space component of the SPA complies with the parkland acquisition and development requirements prescribed in the City Zoning Ordinance and reflect the goals and objectives of the of the EastLake III General Development Plan and City's General Plan.

#### **II.2.1.7.4 Public Facilities (Community Purpose Facility)**

The EastLake III General Development Plan includes a Community Purpose Facility analysis for the overall EastLake Community which demonstrates that the CPF requirements of the P-C zone will be met. The analysis incorporates a CPF site of 8.3 acres within the EastLake III SPA. This site is one of three community purpose facility sites shown on the EastLake Community Purpose Facility Master Plan in the GDP. The proposed two CPF sites, south of Olympic Parkway and west of the OTC entrance, ~~is~~ are designated PQ on the GDP map, which is consistent with a CPF SPA level land use designation.

The other public facilities needed to serve the project, water, sewer, police and fire protection, schools, *etc.*, are identified and evaluated in the EastLake III Public Facilities Financing Plan, which was prepared concurrent with this SPA plan, and in accordance with the City's Growth Management Ordinance. Thus, the Public Facilities section of the SPA is in substantial conformance with the EastLake III general Development plan and City's General Plan (see Chapter II.2.7, Public Facilities for additional information).

#### **II.2.1.7.5 Housing**

The predominant land use in the EastLake III SPA is residential. The Master Developer's intent is to respond to current housing market demands. This SPA permits a variety of housing types ranging from attached condominiums projects to housing on lots exceeding one-acre. The SPA plan pre-determines the housing mix in five residential categories: 1) Low (0-3 du/ac); 2) Low-Medium (3-6 du/ac); 3) Medium (6-11 du/ac); 4) Medium-High (11-18 du/ac); and, 5) High (18-27 du/ac). Within these residential categories, a number of housing types are permitted to allow for changes in market conditions.

The city of Chula Vista, along with all other cities and counties, is required by state law to have a Housing Element as a component of the General Plan. The Housing Element describes the housing needs of the community and identifies responses to meet them.

The Chula Vista Housing Element contains numerous objectives, policies and related action programs to accomplish these objectives. Key among these policies is the affordable housing policy, which requires that residential developments with fifty units or more provide a minimum of 10% of the total number of dwelling units for low and moderate income households. One-half of these units (5%) being designated for low income and the other half to moderate income households.

The EastLake III General Development Plan provides 5% low income housing and 5% moderate income housing consistent with the Housing Element of the Chula Vista General Plan and HUD Guidelines based on size and family incomes. The SPA includes the EastLake Comprehensive Affordable Housing Program, which satisfies the affordable housing requirement for the project. The Affordable Housing Agreement between the city of Chula Vista and the Master Developer will guarantee the construction of the required low and moderate income units consistent with the phasing schedule for development of the EastLake III SPA Plan.

### **II.2.1.8 Related Documents**

There are numerous other documents related to this SPA Plan. Prior to the preparation of this plan, the Chula Vista General Plan and EastLake III General Development Plan established the broad policy level standards and requirements for planning the EastLake III SPA. The GDP also quantified the development intended within the SPA and established the PC Zoning implementation process.

All of the other documents which are components of the SPA plan package (design guidelines, planned community district regulations, public facility financing plan, *etc.*) are prepared concurrently and based on this SPA plan. Project level CEQA documents are also prepared concurrently, building upon the more broad based environmental analysis completed at the GDP level, to document potential environmental impacts and identify mitigation measures to reduce or eliminate such impacts.

Subsequent to the approval of all the SPA level documents, subdivision maps and improvement plans will be prepared. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA are required to be consistent with the applicable provisions of this SPA Plan and related documents.

### **II.2.1.9 Planning Process**

At the city-wide level, the planning process for EastLake III begins with the Chula Vista General Plan which is the foundation for planning and land use decision making in the City of Chula Vista. Because of its role, a determination of consistency between the General Plan and the EastLake III GDP was necessary and was made when the GDP was initially adopted and each time it is amended.

The role of the GDP is that of an implementation tool for the General Plan, via the PC zoning process. As an implementing tool, the GDP applies and details the broad policies of the General Plan to specific needs of the EastLake III project area. For example, the Land Use Element of the General Plan designates land uses for EastLake III in a more general manner but very similar to the EastLake III GDP map. Similarly, the policy requirements of the other General Plan Elements are implemented/detailed in the GDP which now serves as the primary guide for more detailed planning at the SPA level.

The EastLake III GDP was initially approved in 1990 to allow development of the Olympic Training Center. The 2001 amendment to the GDP, which replaces the original in its entirety, includes: 1) refinements to the size and location of schools, parks and public facility sites to improve their function within the community; 2) conversion of the “panhandle parcel” from park to public/quasi-public; 3) recognition of previous City Council action removing the EastLake Business Center II project area from the EastLake III GDP area; 4) changes to the configuration of higher density residential uses and non-residential uses adjacent to the OTC entrance to improve community structure and design; and, 5) increases in the overall number of units from 1767 to 2555.



## **II.2.2 Development Concept**

### **II.2.2.1 Design Influences**

The primary influences in developing the EastLake III SPA Plan are the Chula Vista General Plan and EastLake III General Development Plan, the EastLake Trails SPA Plan and on-going development in that neighborhood, other existing adjacent development and the natural landform characteristics of the site. The primary design influences for the project are depicted in Exhibit 6, Design Features & Considerations.

#### **Site Characteristics and Visual Context**

The project site is comprised of gently rolling topography with the Salt Creek corridor forming the predominate geographic feature bisecting the northern parcel and forming the western edge of the southern parcel. The Upper and Lower Otay Reservoirs are prominent features off-site to the east. The project site includes a single “ridgeline” (a series of rounded hilltops) between the creek bed and lakes. The range in elevation is approximately 100 feet from the creek bed to hilltop. The rounded features of the site reflect the years of plowing and discing associated with its historical dry farming use. Localized views to Salt Creek and adjacent hillsides are available from hillside locations looking west. To the east, views extend to and across the Otay Lakes to the mountains beyond. Land use and site design within the SPA reflect maximization of available views.

Salt Creek is also the most significant natural resource on the site. The southernmost portion has been identified as an environmentally sensitive area because of its biological and wildlife habitat value, and aesthetic value. The original EastLake EIR (EIR 81-03) biological survey of the area identified sensitive resources within Salt Creek and in the southernmost portions of the site. Only one significant archaeological or cultural resource site has been identified in several surveys of the project site. Currently, most adjacent properties are also currently utilized for dry farming.

#### **Surrounding Land Uses**

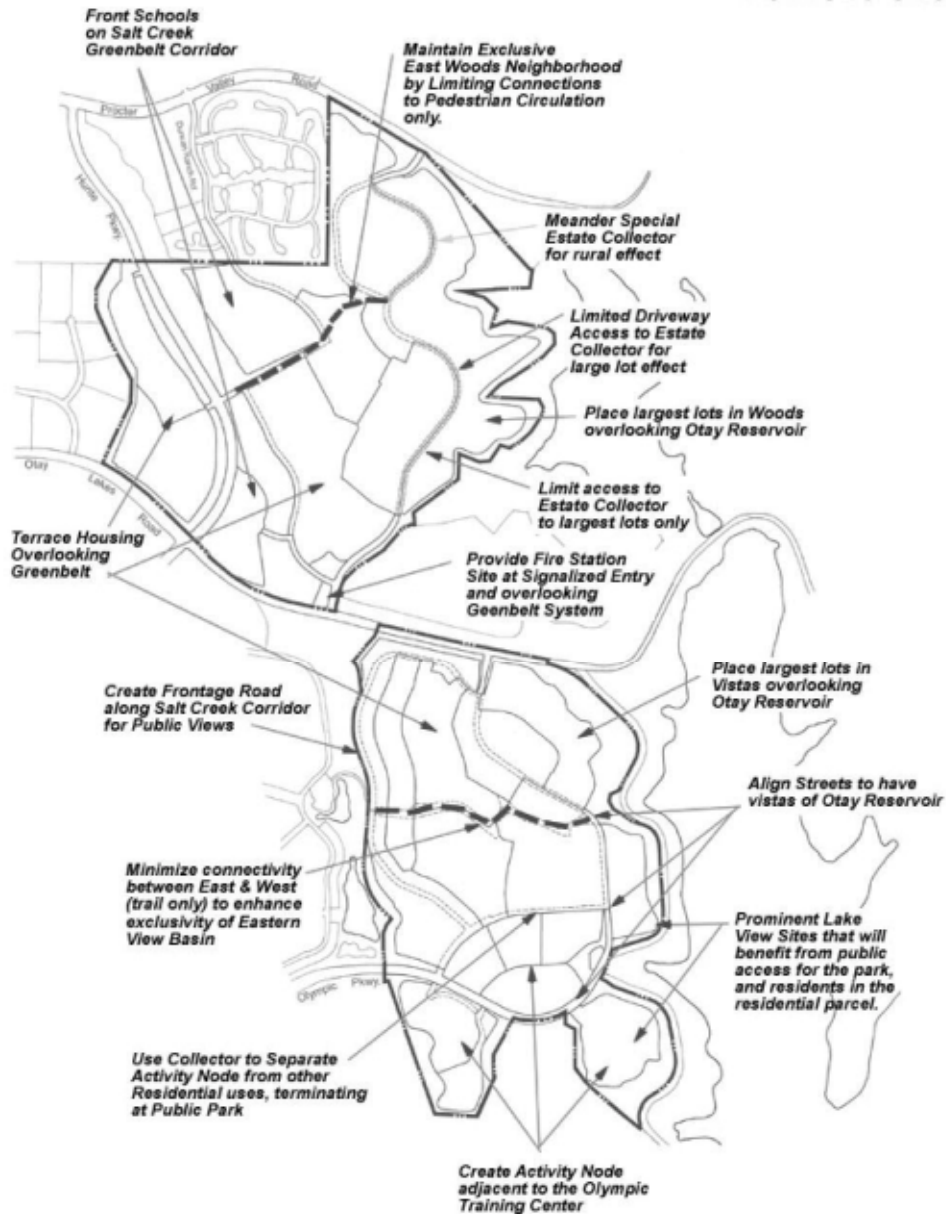
Existing development adjacent to the EastLake III SPA includes the major arterials which serve the site: Otay Lakes Road, Hunte Parkway, and Olympic Parkway on the south. These arterial roadways are not only the major circulation routes serving the site, but they also contain the major sewer, water and storm drain systems. The EastLake Trails SPA located west of Salt Creek and Rolling Hills Ranch (formerly Salt Creek Ranch) to the north are adjacent properties currently under development. The remaining adjacent property, Otay Ranch to the southwest, is also planned for future development but SPA level planning has not reached the property next to EastLake III. The Upper and Lower Otay Reservoirs are located along the eastern edge of the property. Views to the lakes are primary amenities and design factors for the residential development sites in EastLake III.

The Upper and Lower Otay Reservoirs which are owned and operated as a water storage facility by the City of San Diego. The County of San Diego operates a park facility located at the

southerly terminus of Lower Otay Reservoir. This reservoir also serves as part of the emergency water supply for the Otay Water District which serves the eastern area of Chula Vista. The area between the project site and the reservoirs is planned for Greenbelt open space use in the Chula Vista General Plan.

As an existing developed use on the site, the OTC will play a key role in determining the character and appearance of the commercial and multifamily residential uses developed adjacent to it. Together, these uses will implement the “Activity Center” concept described in the Eastern Territories Area Plan of the General Plan and implemented by the EastLake III GDP and SPA Plan.

## Design Features & Considerations



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Civil Land Planning  
San Diego, CA 92101 (619) 594-1100  
6/20/08

Exhibit 6

(04/08/08)

II.2.2-3

SPA PLAN

### **II.2.2.2 Land Use Pattern**

The EastLake III SPA is designed as two predominately single family detached neighborhoods, EastLake Woods and EastLake Vistas (see Site Utilization Plan, Exhibit 5). The dominant land use in EastLake Woods is low density residential with target densities in the range of 1–3 units/acre (parcels WR-1–WR-5). The lowest density parcel is oriented to provide views to Upper Otay Reservoir. A low-medium density residential component is located west of the Salt Creek/Hunte Parkway corridor, adjacent to the EastLake Business Center II development area. Neighborhood and community support uses are clustered along the Salt Creek Greenbelt open space corridor with a junior high school site at the north end and an elementary school site at the south end. The local public park is to be provided within the Rolling Hills Ranch project, on an expanded community park site just north of the junior high school site. The neighborhood focal point is a private recreation facility (parcel P-2) located adjacent to the neighborhood entry from Otay Lakes Road. A fire station site (parcel PQ-3) is located on the corner of Otay Lakes Road and the entry road.

The bulk of the EastLake Vistas neighborhood is comprised of low density and medium-low density residential uses with high density adjacent to the Olympic Training Center. Low density is designated east of the central ridgeline with views overlooking Lower Otay Reservoir and the low-medium overlooking Salt Creek. The focal point for the residential neighborhood is the park site overlooking the lake on the eastern edge of the neighborhood. A trail connection is provided through the residential area between the Salt Creek and Otay Lake branches of the Chula Vista Greenbelt.

A cluster of increased intensity development is located at the southern end of the EastLake Vistas neighborhood to complement and enhance uses at the OTC. Residential development in the medium, medium-high and high density categories is proposed along with retail commercial uses. A CPF site is also located in this area which is intended to be a social and activity center for the EastLake Community, as well as Chula Vista and the region, focused on providing uses consistent with the attraction of the OTC activities and events.

### **II.2.2.3 Density Transfer**

The SPA Plan provides guidance for future development at the subdivision and improvement plan level, and is the basic reference for determining permitted land uses, densities, total unit, and required public facilities. These are illustrated in the Site Utilization Plan, Exhibit 5, which is the key map for this SPA Plan.

Even though the SPA Plan contains specific guidance for development, it is not intended to be used in a manner which predetermines the development solution for each and every parcel. Modifications, such as slight deviation from the internal circulation, parcel configuration and other minor adjustments not altering the design density or intent of this SPA plan, may occur as part of the Tentative Subdivision Map or other administrative process, provided the Director of Planning determines that the adjustments are minor and can be processed as an update to the SPA plan and associated regulatory documents. Minor modifications include changes to internal circulation;

changes in unit count or parcel size of less than 10%; and, similar small changes resulting from design refinements. Following approval of the tentative map, the corresponding changes to the GDP and/or SPA Plan text and exhibits shall be made and/or approved by the Director of Planning as an administrative action.

Further, the SPA Plan is not a guarantee that a certain dwelling unit yield will be achieved at the subdivision level. The maximum density (high end of DU range indicated) as specified for individual parcels shall not be exceeded; however, actual dwelling unit yields for projects will be determined by field conditions, site plan and architectural review, and a number of external factors that influence the design and density of individual projects. Transfers in density from one parcel to another may be permitted subject to Section II.1.9.2 of the EastLake III General Development Plan.

#### **II.2.2.4 Housing Programs**

The predominant land use in the EastLake III SPA plan is residential, intended to provide housing in response to local market demands. This SPA permits a variety of housing types in responding to these demands, ranging from attached condominium projects to housing on lots exceeding 20,000 square feet. The SPA Plan only pre-determines the housing mix to the extent that five density categories are identified: low; low-medium; medium; medium-high; and, high. Within these residential categories, a number of housing types are permitted, consistent with the development standards of the respective land use district identified in the EastLake III PC District Regulations, to allow response to changing market conditions.

The City of Chula Vista, along with all other cities in California, is required by State law to have a Housing Element as a component of its General Plan. The Housing Element describes the housing needs of the community and the responses necessary to fulfill them. The Chula Vista Housing Element contains numerous objectives, policies and related action programs to accomplish these objectives. Key among these policies is the affordable housing policy which requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households, one-half of these units (5% of the total project) being designated to low income and the remaining five percent (5%) to moderate income households.

In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program (AHP) and agreement, consistent with the Housing Element, be prepared and signed by the Developer. The AHP delineates how, when and where affordable housing units are to be provided, intended subsidies, income and/or rent restrictions, and methods to verify compliance. The EastLake Comprehensive Affordable Housing Program addresses the provision of Low and Moderate Income Housing in the EastLake III SPA, as well as EastLake Trails SPA and the Land Swap Area. The specific requirements are detailed in the Comprehensive Affordable Housing Program included as Section II.6 of the EastLake III SPA Plan package.

### **II.2.2.5 Urban Design Concept**

There is no overriding urban design concept for development of EastLake III. Landscaping and hardscaping, such as community walls and monument signs, will be used to establish neighborhood identity and will be consistent with EastLake Community standards. The architecture and urban design features of various projects within each neighborhood are expected to reflect a diversity of design themes and influences while unified within a single project, consistent with high quality suburban residential development.

The mixed-use Activity Center adjacent to the OTC will reflect a stronger, single urban design theme consistent with its function as community focal point. The design theme and concepts will be drawn from the established development within the OTC entry area which will be integrated into the complementary surrounding development.

Additional details regarding urban design and site planning are provided in the EastLake III Design Guidelines (Section II.4 of the SPA Plan package).

#### **II.2.2.6.1 Site Design Considerations**

Although there is no specific overall urban design theme for the EastLake III SPA, site topography and land use plans combine to establish important design considerations which should be addressed as site planning and architectural designs are developed.

##### **Large Lot Estate Housing Concept**

The provision of large lot estate housing is a key component of the EastLake III proposal. The development of such housing in the project is also specified in the City's General Plan. However, the development proposal is also very cognizant of the high end home buyer expectations which will determine the viability of the upscale executive housing.

In the eastern portion of the Woods neighborhood, where the topography, expansive lake views and exclusive setting can create very valuable home sites, the largest and finest lots are proposed. The eastern portion of the Vistas can provide exclusive homesites based on topography and spectacular lake views, but provide a different ambiance than that of the Woods. Hence, lots here reflect a different upscale concept, providing a larger number of lake view executive homes.

Homesites on the western side of the ridges which divide both neighborhoods, will have views, but not as expansive lake and mountain views which can satisfy the expectations of estate home buyers. Homesites in these areas look back into Salt Creek and other portions of the EastLake Community. In these locations, single family housing is also sometimes adjacent to schools and other public facilities which are less desirable neighbors to upscale estate housing. Single

family housing more typical of adjacent EastLake Trails or other developed areas is proposed in these locations to create a more balanced project.

#### EastLake Woods Neighborhood

The site features of the Woods neighborhood which influence the development plan are the topography, view potential, and designated Chula Vista Greenbelt along Salt Creek to the west and along Upper Otay Reservoir to the east. Site topography is primarily a north-south ridgeline. The easterly half of the Woods has the potential to become the venue for the finest estate homes in Chula Vista. Homes located along the easterly side of the ridge would have expansive views of such features as San Miguel Mountain, Jamul Mountains, San Ysidro Mountains and the Upper Otay Reservoir. With sweeping panoramic views of the surrounding mountains, this neighborhood will be the address where custom homes, tennis courts and swimming pools are carefully sited within groves of trees and natural landscaping.

Views from the area west of the ridgeline orient to the Salt Creek portion of the designated Greenbelt and the various park and school facilities to be located along the Salt Creek corridor.

These community facilities, linked by a trail and natural open space areas, are the northerly continuation of the Salt Creek Greenbelt that is part of the EastLake Trails neighborhood. The single family detached homes sited around the future junior high school, elementary school, and parks will be similar in style and density to the older single family neighborhoods of Chula Vista.

#### EastLake Vistas Neighborhood

The site features of the Vistas which most influence the neighborhood design are site topography, view potential, the designated Chula Vista Greenbelt on both the east and west, and drainage considerations adjacent to Lower Otay Reservoir. The topography is defined by the same north-south ridgeline that also defines the direction of storm water flows and influences lower densities/larger lots in the Lower Otay Reservoir watershed. The shape of the Vistas neighborhood is considerably longer and more narrow than the Woods, which can provide more water view opportunities for both residents and the general public.

The easterly part of the Vistas, similar to the Woods, provides expansive views of the surrounding mountain ranges and water vistas of Lower Otay Reservoir, creates the setting for another exceptional estate neighborhood, although a different character than that of the Woods.

In this area, a winding tree-lined road would lead to estate homes overlooking the lake and, on the most prominent overlook, a neighborhood park. The view from this park features a spectacular combination of mountains, water, Olympic athletes practicing daily, fishermen and joggers on the shoreline trails next to the lake.

The westerly portion of the Vistas is proposed for more traditional single family homes oriented toward Salt Creek and EastLake Trails. The mix of housing types is compatible with the

EastLake Trails neighborhood on the other side of Salt Creek. The concept is to connect the Vistas and the Trails via a landscaped “Paseo” which extends to the lake overlook park, to encourage pedestrian and bicycle access between the two neighborhoods.

The southerly portion of the Vistas lies next to the Olympic Training Center. In this area, the intent of the plan is to create an urban village which will be supportive to the Olympic Training Center and provide neighborhood services to EastLake residents. The “Activity Center” is surrounded by attached housing to provide affordable housing supporting staff and families of the athletes in training.

#### EastLake III/OTC Activity Center

At the southern end of the Vistas neighborhood is a unique opportunity to create a special area which supports and complements the adjacent Olympic Training Center (OTC). Appropriate uses would include affordable housing for athletes and spouses, shopping including retail outlets, supporting manufacturers of athletic equipment, sponsors' exhibits, restaurants, and visitor lodging in a village setting.

The site is sandwiched between Salt Creek and the Otay Lakes Greenbelt Corridors, with spectacular views east to Lower Otay Reservoir. The design concept is to site uses and structures in a manner that links the two Greenbelt Corridors together into a seamless pattern with dramatic entries and landmarks for both the Vistas neighborhood and OTC.

A special site located to the east of the OTC will provide housing for luxury apartment living. The Activity Center plan also contains a Community Purpose Facility (CPF), west of the OTC, which could provide a facility for non-profit groups associated with the OTC which have a need for special office or other facilities near the OTC.

Together with the Activity Center concept for neighborhood commercial, sponsors exhibits, offices and other supporting uses, completes the picture for a “visitor destination” at the OTC.

### **II.2.5.7 Landscape Concept**

The General Landscape Plan, Exhibit 7, provides a general design framework which allows latitude and flexibility to each individual project while maintaining the overall goals and objectives of the community. Landscape Intensity within each EastLake III neighborhood is illustrated on Exhibits 8a and b.

The intent of the landscape concept is to reinforce the design pattern established by the Site Utilization Plan. This pattern consists of the predominate residential district and an recreation/greenbelt corridor along with a series of paths, edges and landmarks. Dominant trees have been selected to create distinct identities and visual continuity. Each neighborhood, the thematic



corridor and major thoroughfares shall have identified dominant trees (Refer to EastLake III Design Guidelines, II.4.3.2).

Supplemental trees may be introduced to provide contrast and a transition into surrounding areas. This landscape approach will provide strong visual directions and connections throughout the site, while providing the necessary contrast to create an interesting experience as one travels through the community.

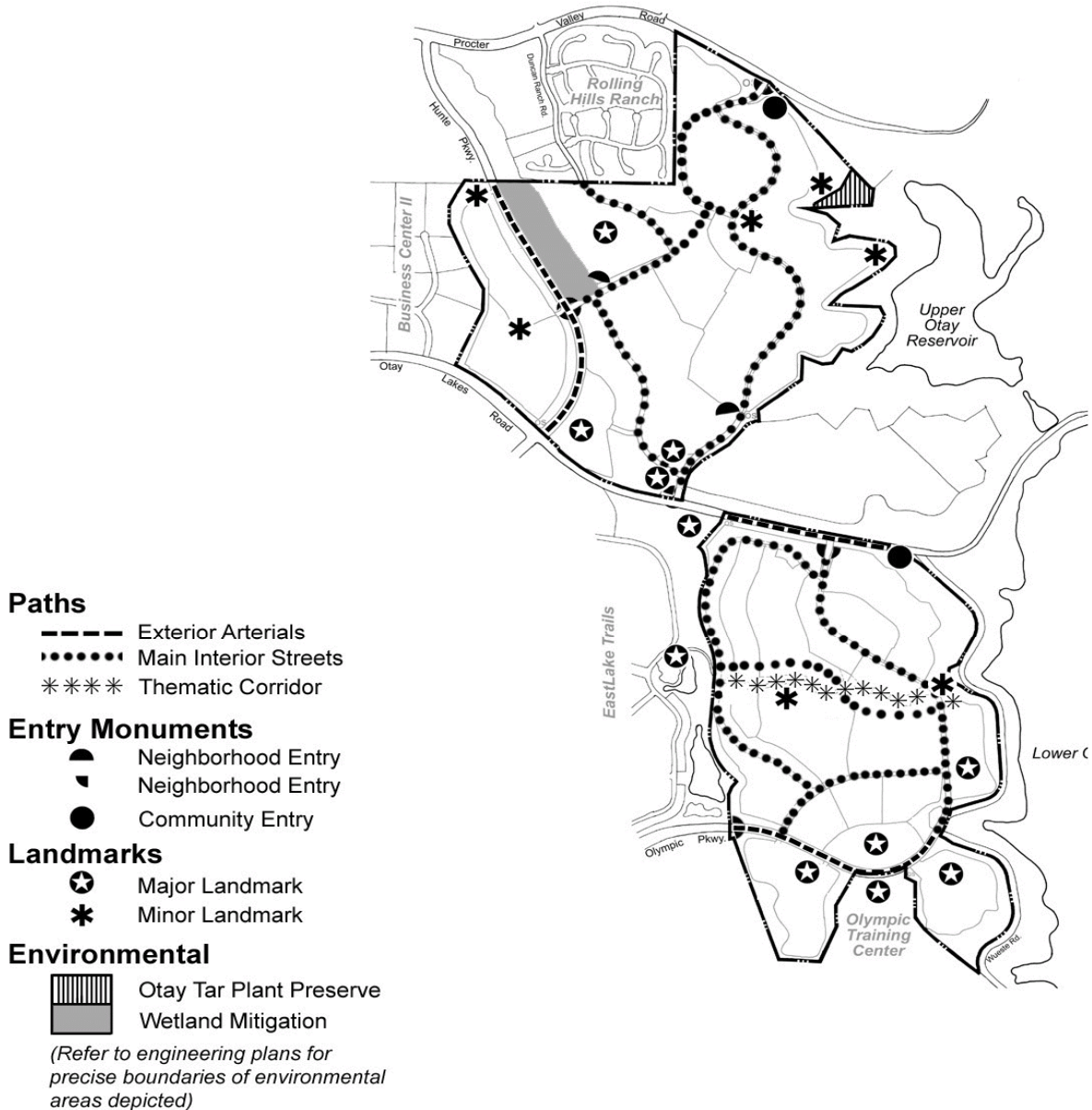
Additional elements in the Landscape Concept include:

- Edges: Edges will be strongly defined by landscaping. This will create the appropriate delineation of one district or area to another.
- Arterial Landscape Buffers: Landscaped areas, primarily slopes, from development areas to arterial roads will be designed to provide buffering and visual screening. Landscape designs (planting patterns, theme species, *etc.*) have been established with landscaping installed along existing segments of these roads (Refer to EastLake III Design Guidelines, II.4.3.2).
- Entries: These are common points of entry and significant intersections. The hierarchy of entries is 1) Community Entry (Hunte Parkway from the north, Otay Lakes Road from the east, and Olympic Parkway from the west) and 2) Neighborhood Entry. A tree which differs from the adjacent path and district trees will be to provide a distinct accent statement and sense of arrival at entries.
- Landmarks: Each landmark, whether major or minor, will have a distinct landscape character (similar to the district concept). As an example, all parks may have a common theme tree, so that parks are easily recognized and highlighted throughout the community.
- Environmental Landscape: These are areas where the landscaping is primarily determined by environmental values, either as mitigation or for conservation of sensitive resources.

Landscape design is addressed in greater detail in the EastLake III SPA Design Guidelines.

All development in EastLake III shall be in compliance with the Chula Vista Landscape Manual, adopted by Resolution No. 17735 in November 1994. Any landscaping within the Otay Reservoir Basin will be designed consistent with the City of San Diego's Source Water Protection Guidelines.

# General Landscape Plan

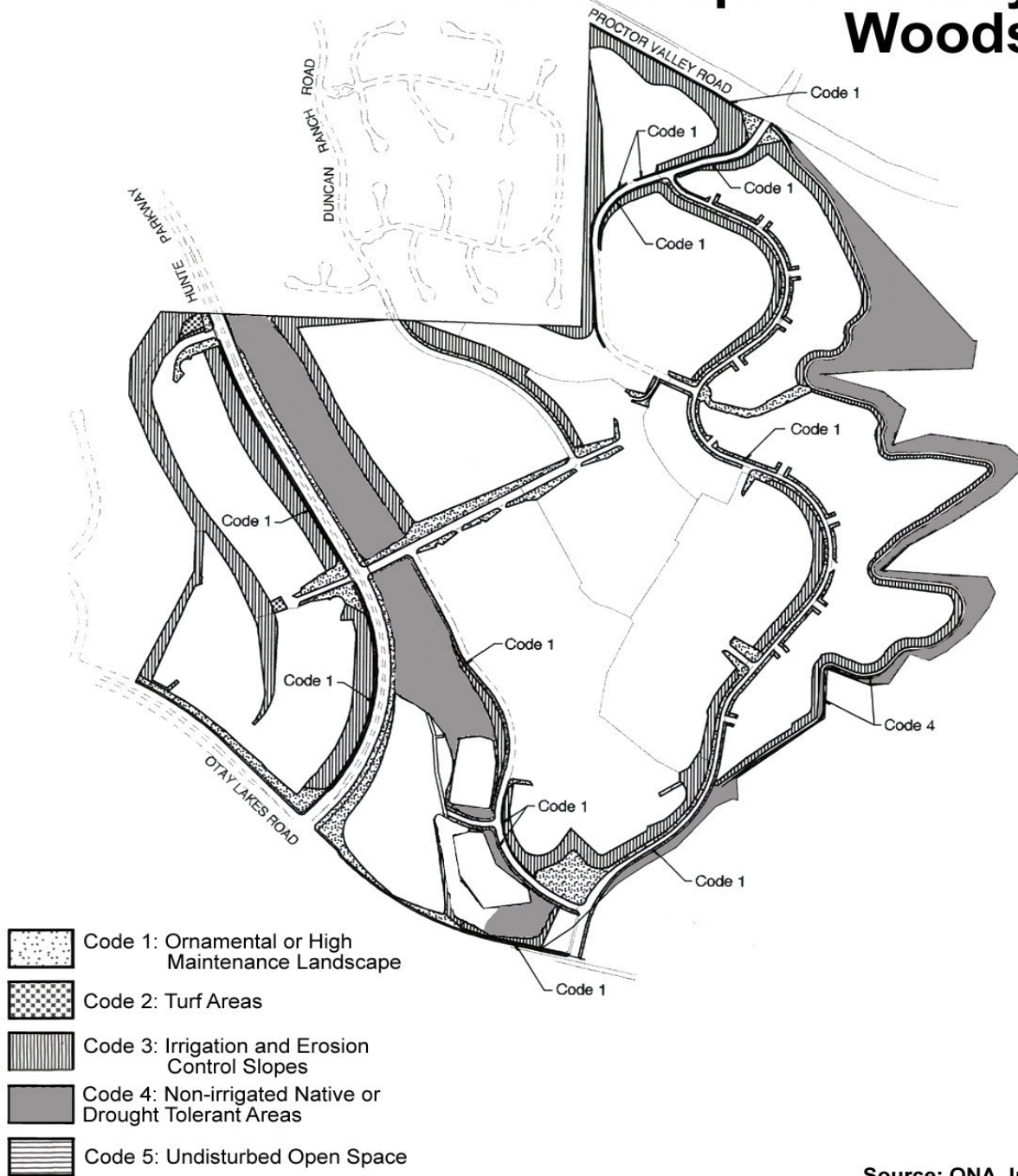


Source: ONA, Inc



Exhibit 7

# Landscape Intensity Woods



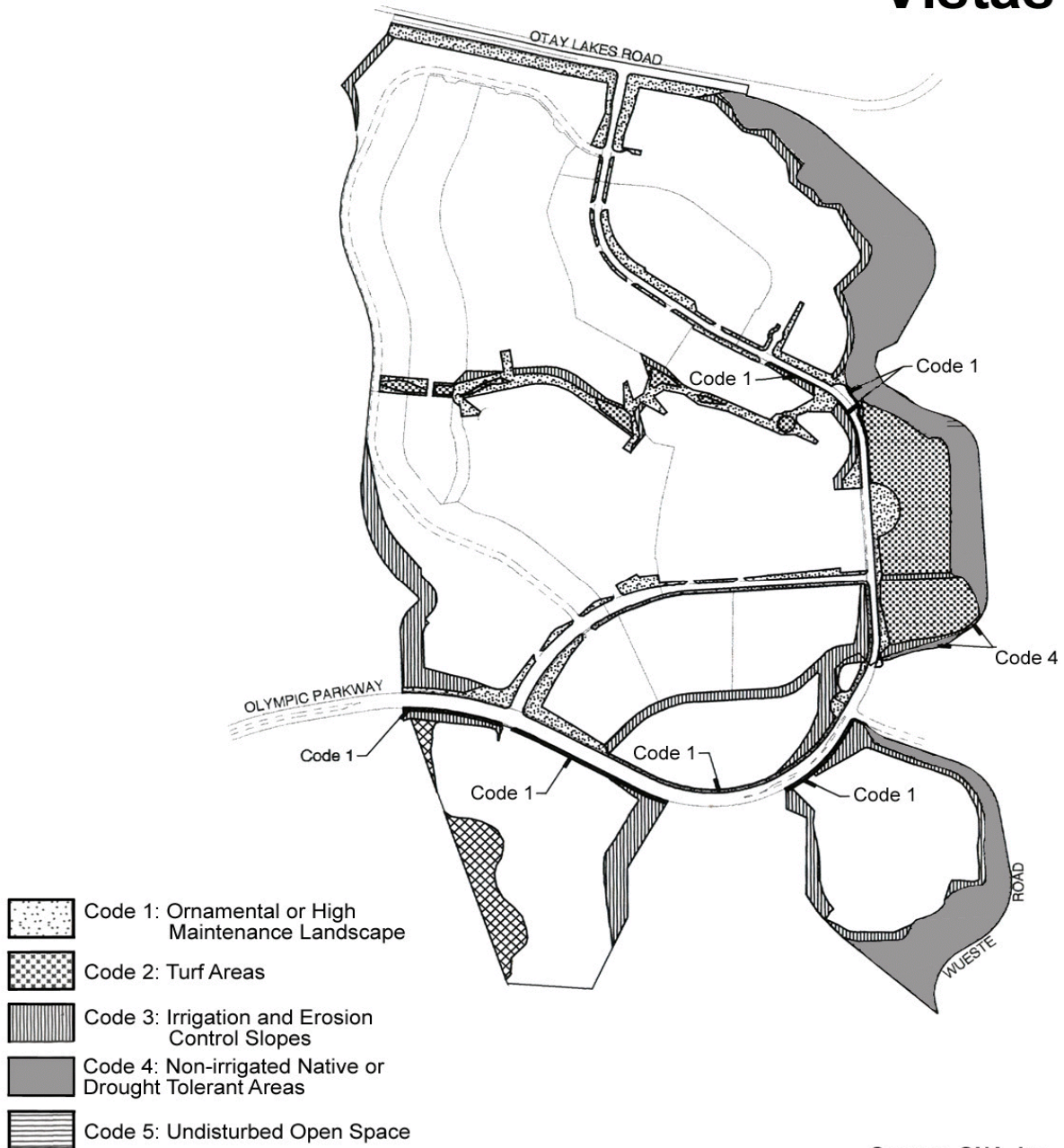
**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source: ONA, Inc.

Cintil Land Planning  
San Diego, CA (619) 225-7406  
10-16-00

**Exhibit 8a**

# Landscape Intensity Vistas



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source: ONA, Inc.

Cinti Land Planning  
San Diego, CA (619) 223-7408  
10-16-00

**Exhibit 8b**

(04/08/08)

## **II.2.3 Project Circulation Network**

### **II.2.3.1 Introduction**

The EastLake III Circulation Plan is primarily an extension of the existing circulation routes and includes vehicular and non-vehicular circulation networks.

The plan arranges the roads into a hierarchy to provide a system of roadways organized by function and traffic volumes. The circulation plan will implement access to the community as established by the EastLake III General Development Plan and in accordance with the City of Chula Vista General Plan.

The SPA Plan Public Facilities Financing Plan (see Section II.5 Public Facilities Financing Plan) establishes a transportation phasing plan with specific improvements and timing of circulation improvements to maintain the levels of service established in the City's Threshold Standards in the City's Growth Management Element of the General Plan.

Specific project access points, and internal circulation, including bicycle, pedestrian, hiking and road crossings will be determined by the City Engineer during the tentative tract map process. Variations to the circulation concepts described in this section may occur where safety or efficiency can be enhanced.

The EastLake III plan also considers non-vehicular circulation systems by making provisions to connect to local and regional trails systems, such as the Chula Vista Greenbelt, to create a comprehensive system of vehicular and non-vehicular routes.

### **II.2.3.2 Project Access**

Primary access to the project will be provided from Otay Lakes Road (6-lane prime arterial), Olympic Parkway (6-lane prime arterial), and Proctor Valley Road (6-lane prime arterial). Regional access is provided by I-805, located west of the site. The future construction of SR-125 immediately west of the EastLake Greens SPA will provide additional north-south regional access. Secondary access to EastLake Vistas is provided by Wueste Road (2-lane collector), which parallels the western shore of Lower Otay Reservoir and intersects with Olympic Parkway near the Activity Center. Hunte Parkway (4-lane major street) extends north-south through the EastLake Woods neighborhood.

Currently, Otay Lakes Road and Olympic Parkway exist, although Otay Lakes Road has not yet been constructed to its ultimate improvement width or alignment beyond Hunte Parkway. Otay Lakes Road extends beyond the project area to the east, beyond the Otay Lakes, as a two lane road. Olympic Parkway has been constructed from Hunte Parkway, east to the OTC entrance and connecting to Wueste Road. Construction of Olympic Parkway westward from Hunte Parkway to connect to I-805 has been completed.



### **II.2.3.3 Internal Circulation Network**

The internal circulation network is conceptually shown on the Circulation Plan (Exhibit 9). The internal circulation concept is to disperse traffic in a series of local residential streets without using a looping collector. In EastLake Vistas, Olympic Parkway becomes the residential collector as it turns north past the OTC Activity Center area, connecting to Otay Lakes Road to form the northern neighborhood entrance. Other collector streets, define the north side of the Activity Center and extend along the east side of the Salt Creek Greenbelt. In EastLake Woods, two collectors extend north from the Otay Lakes Road neighborhood entry, one serving the public use corridor and residential uses on the west side of the central ridge and the other serving the residential area to the east. Both connect to Proctor Valley Road, off-site to the north. The low-medium density residential uses to the west of Hunte Parkway (Woods West) have their own entry from Hunte Parkway, aligned with an entry crossing Salt Creek and connecting to the western collector near the junior high school site. These conceptual plans may be modified as subdivision design progresses.

The two neighborhood entries from Otay Lakes Road are proposed to be signalized as are those from Hunte Parkway, Olympic Parkway and Proctor Valley Road. However, the final determination of which intersections are to be signalized shall be made by the City Engineer.

### **II.2.3.4 Street Standards**

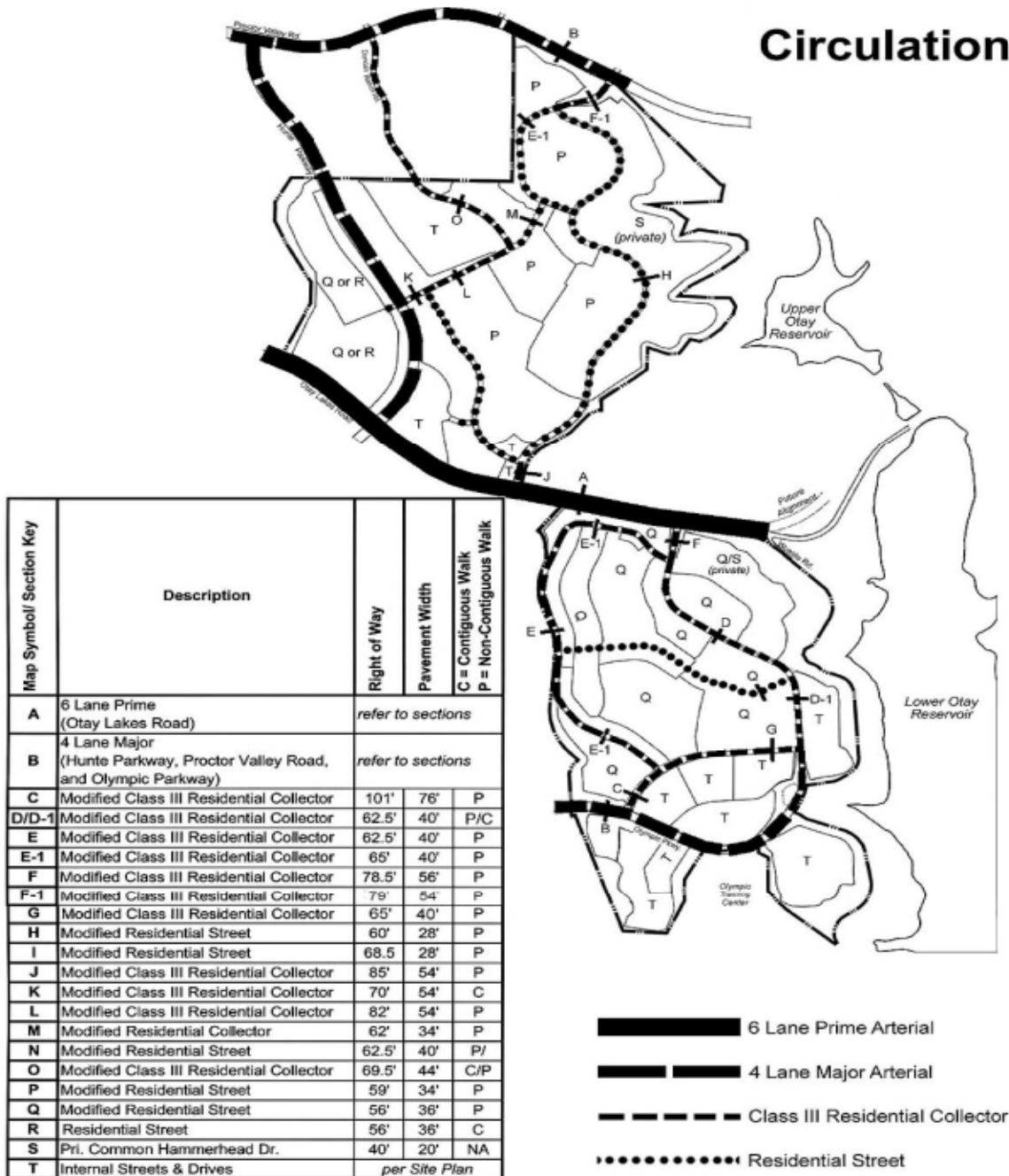
Street standards for the arterial roads within the SPA have been established in the Circulation Element of the Chula Vista General Plan and previous project development approvals. Internal streets will be constructed to meet City engineering standards. The Street Section Plans (Exhibits 10a-f) indicate the proposed street sections. Some of these streets vary from city-wide standards to provide unique design features in the community. These are subject to approval by the City Engineer. Streets shall be evaluated for their ability to accommodate all proposed utilities and Otay Water District standards. The final improvement designs will be determined as a part of the subdivision approval process.

Some projects may be proposed as private neighborhoods with gate guarded access to limit entrance to residents and their guests only (see Exhibit 11). In such a case, the internal streets will be private.

Any such private streets shall be constructed to the adopted standards for EastLake III. All gates should be equipped with “opticom,” “knox” switch or box, and shall have an override in case of electrical problems for emergency access.

In some moderate density areas, the use of public alleys may be appropriate. Alleys can provide rear entrances for vehicles, decreasing intrusions into fronting residential streets. Any alleys proposed with a site design/subdivision submittal, must be approved by the City Engineer.

# Circulation

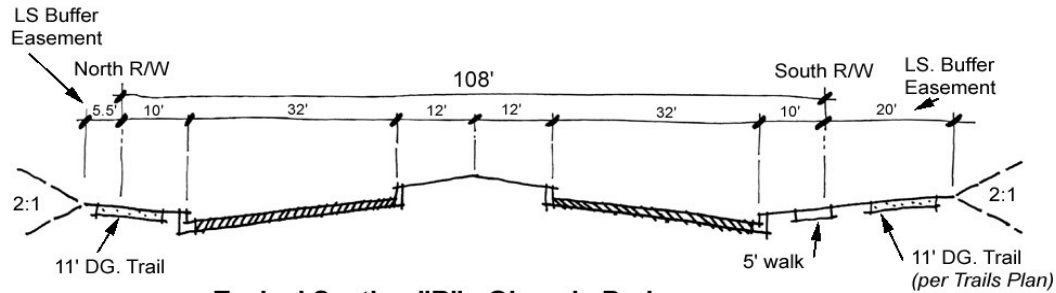


**EASTLAKE III**  
A planned community by The EastLake Company

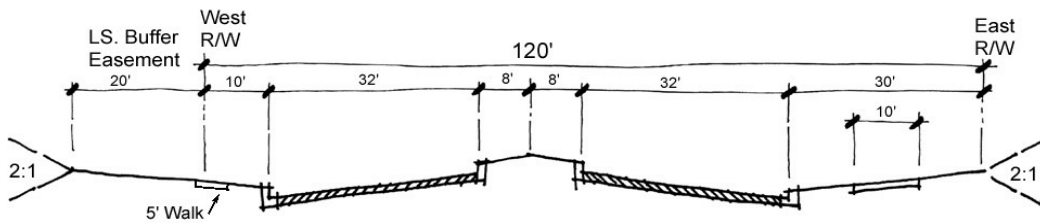
Cinti Land Planning  
San Diego, CA (619) 222-7488  
7-17-01

**Exhibit 9**

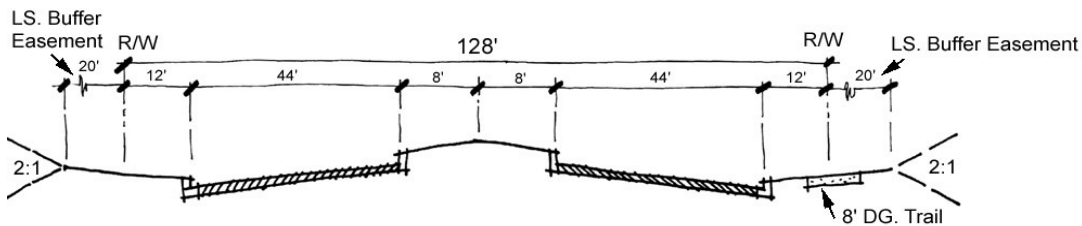
# Arterial Highway Sections



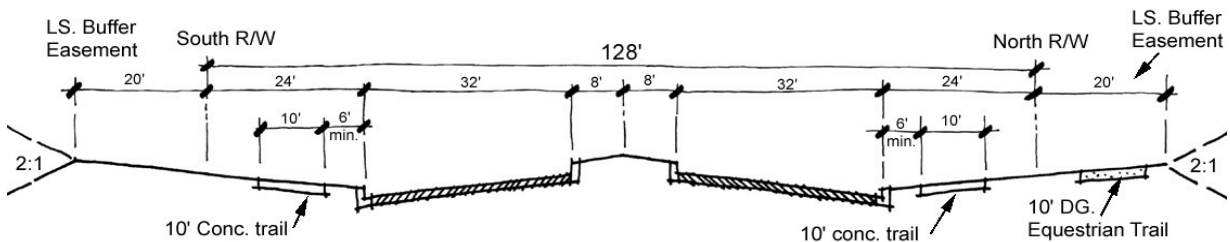
**Typical Section "B" - Olympic Parkway**



**Typical Section - Hunte Parkway  
(Existing)**



**Typical Section "A" - Otay Lakes Road**

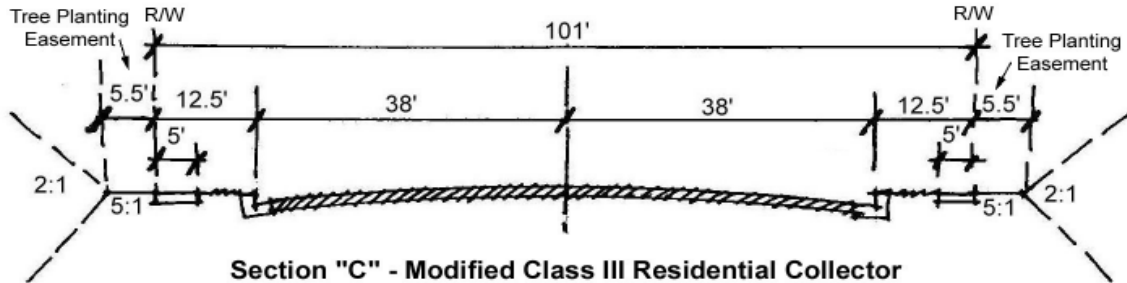


**Typical Section - Proctor Valley Road**

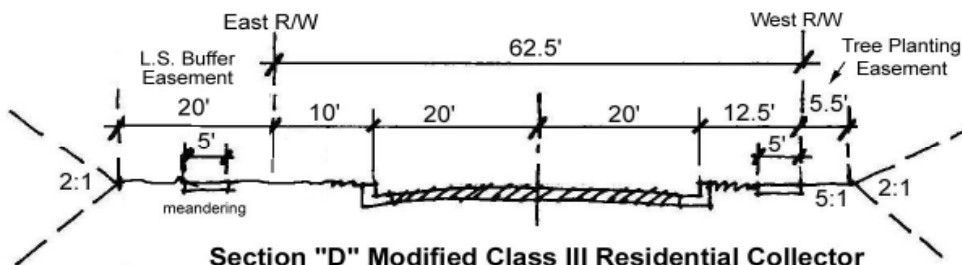
**Exhibit 10a**



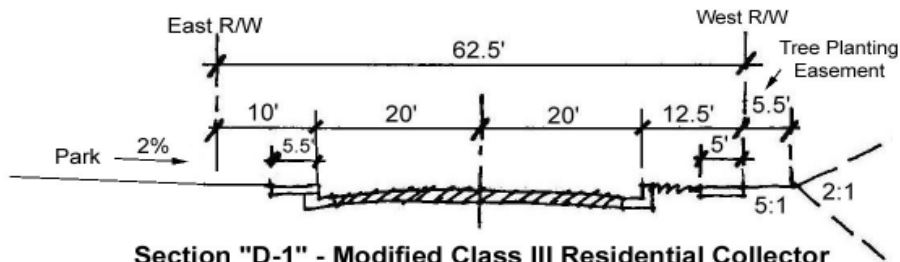
## Street Sections



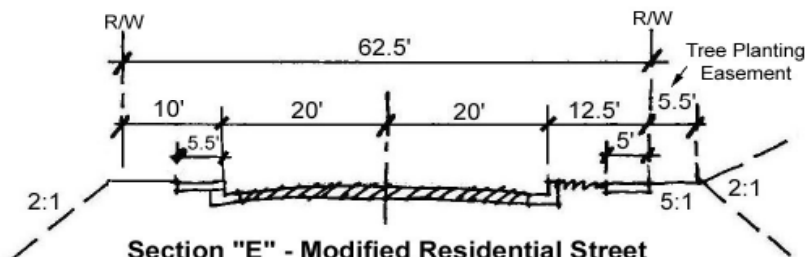
**Section "C" - Modified Class III Residential Collector**



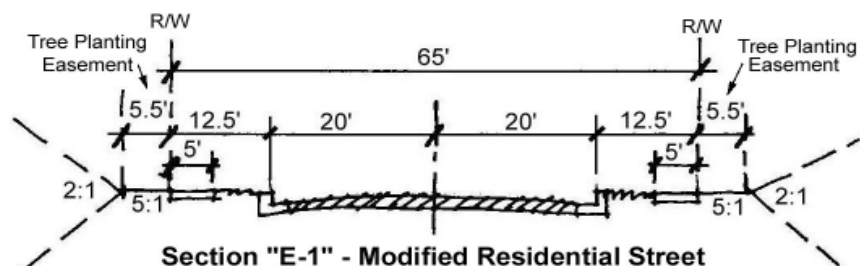
**Section "D" Modified Class III Residential Collector**



**Section "D-1" - Modified Class III Residential Collector**



**Section "E" - Modified Residential Street**



**Section "E-1" - Modified Residential Street**

**Exhibit 10b**

## Street Sections

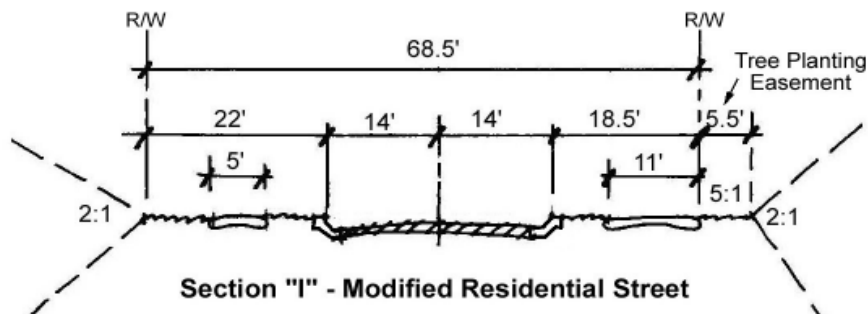
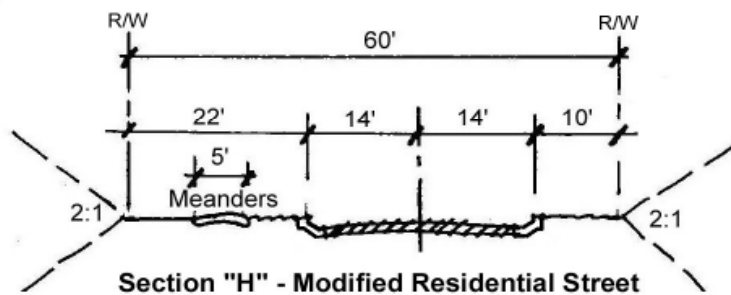
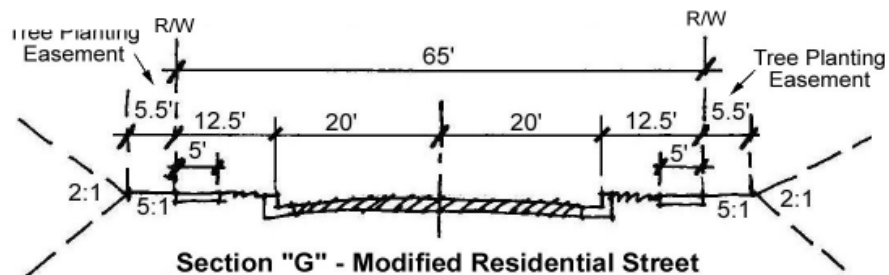
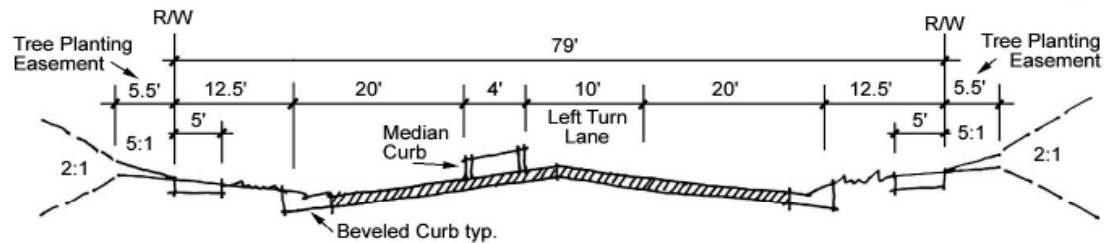
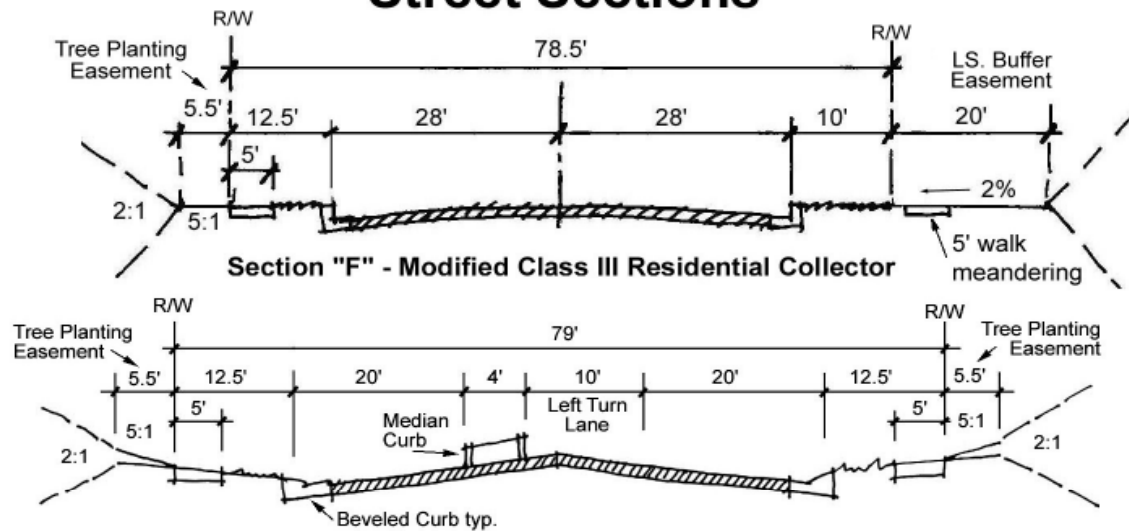


Exhibit 10c

## Street Sections

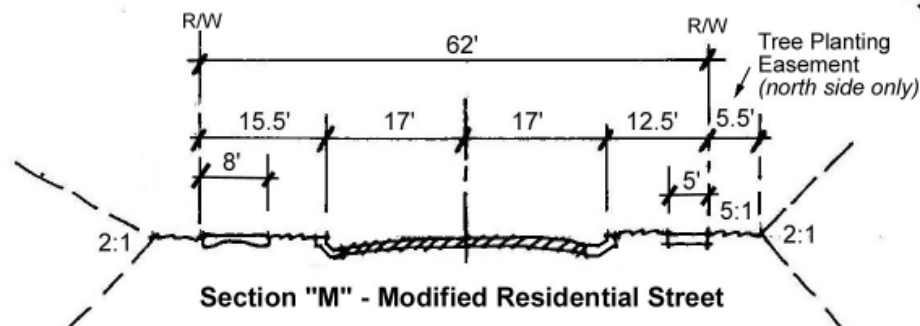
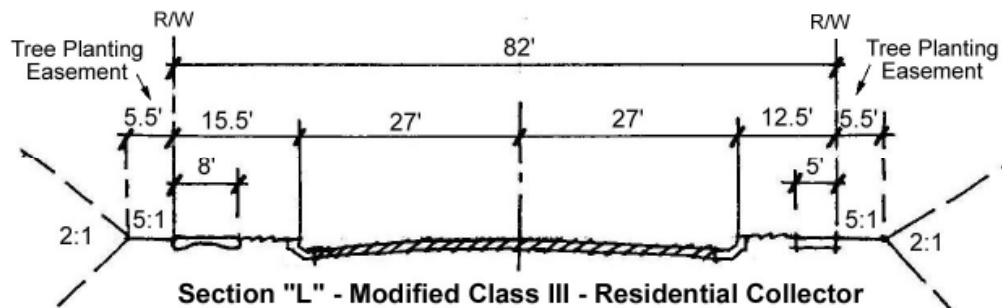
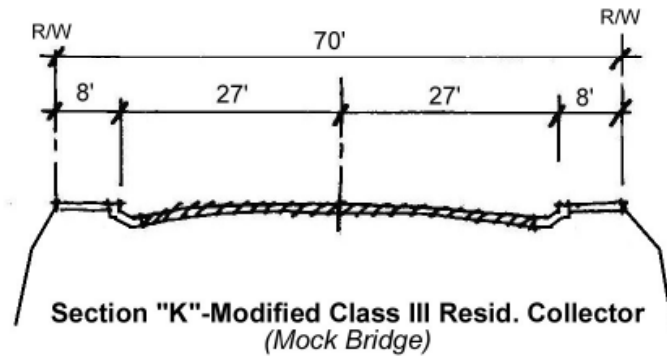
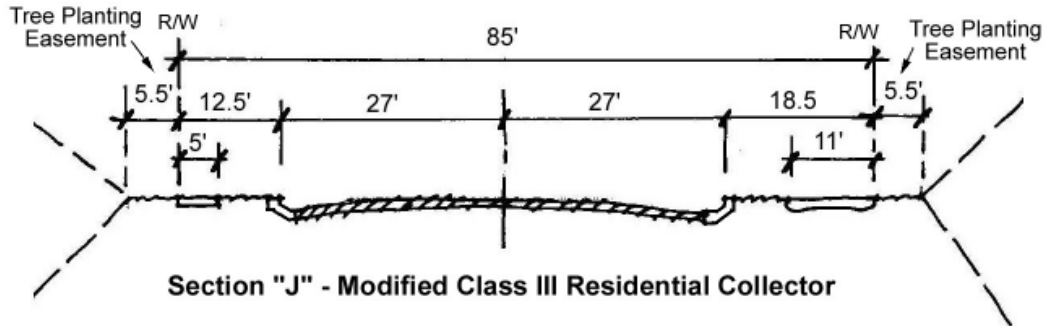


Exhibit 10d

## Street Sections

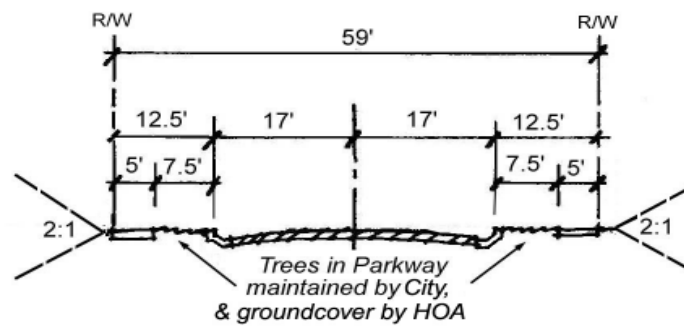
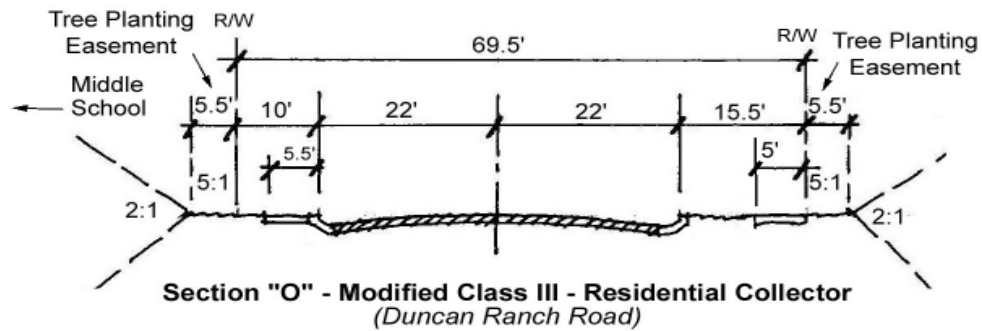
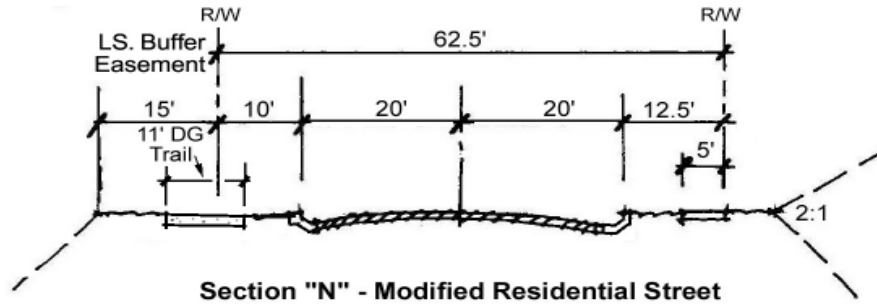
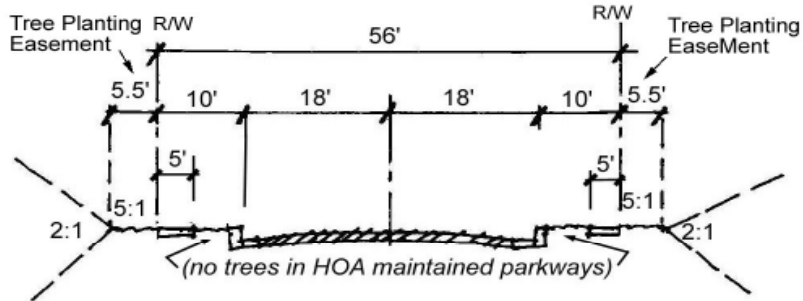
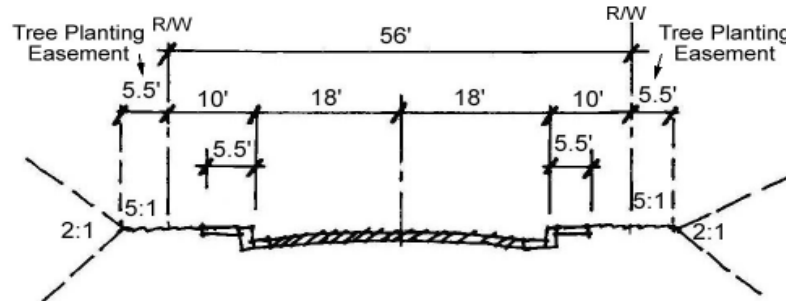


Exhibit 10e

## Street Sections

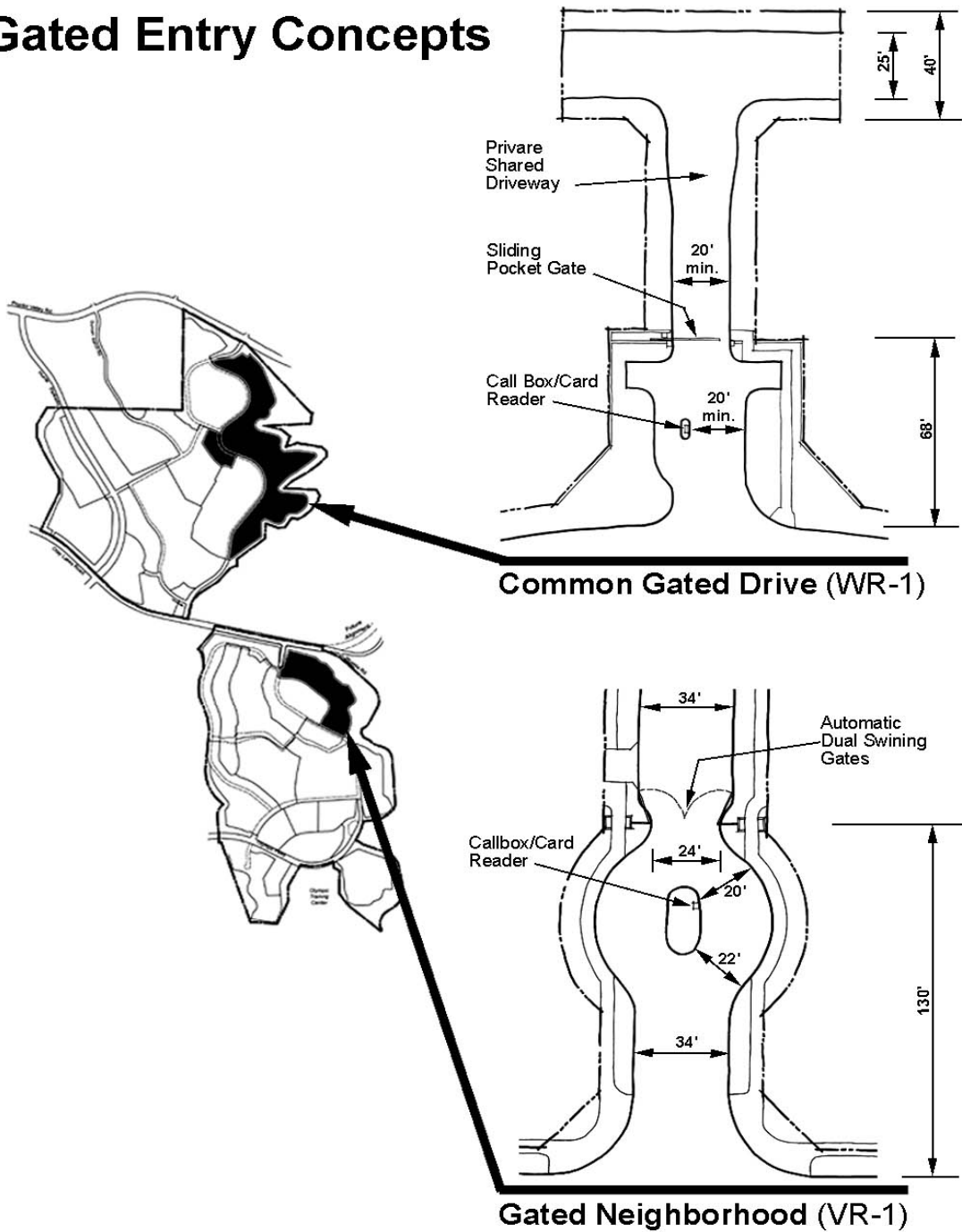


**Section "Q" - Modified Residential Street**  
*(Typical Residential Street in the Vistas)*



**Section "R" - Residential Street**  
*(Typical Residential Street in Woods West)*

# Gated Entry Concepts



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7408

**Exhibit 11**

(04/08/08)

II.2.3-10

SPA PLAN

### II.2.3.5 Phasing of Road Improvements

The phasing of community development concurrent with provision of adequate road capacity and access improvements is fully described in the EastLake III Public Facilities and Financing Plan (Section II.5 of the SPA Plan package). These improvements have been phased and designed to maintain an adequate level of service in the circulation system serving the EastLake III SPA throughout the development process. The provision of adequate internal circulation improvements is expected to be controlled via subdivision map conditions.

### II.2.3.6 Transit Planning Principles

Potential transit stops will be strategically located near vehicular and pedestrian main access points along Hunte Parkway, Olympic Parkway and/or Otay Lakes Road to serve future EastLake Woods and EastLake Vistas residents. Medium-high to high level transit facilities are expected to be provided in the EastLake III/OTC Activity Center and lower level facilities at other locations.

The planned transit system within EastLake III is shown in the Transit Plan, Exhibit 12. Bus stops are based on Green Car and Blue Car service concepts described in the recently adopted *TransitWorks* Strategic Plan by MTDB. The Green Car represents local circulators using mini to mid-size buses. The Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level with service provided on residential streets and major streets. The Blue Car provides short distance trips (1-5 miles) with frequent stops. This concept describes the current Chula Vista Transit service. Bus stop facilities would be at a Medium to High level. Service is provided on major streets and arterials. The Red Car concept is the light rail service planned for the Otay Ranch area.

These will be developed based on demand for transit services and the following principles:

- Level of transit facilities: Low = bus stop sign/pole; Medium = bus stop sign/pole/bench; Medium-high = bus stop sign/pole/bench/shelter; and, High = bus stop/sign/pole/bench/shelter/turnout.
- Where there are numerous major pedestrian generators, access to stops for transit vehicles moving in both directions is facilitated by locating transit stops near striped intersections.
- Transit stops should be located and walkways designed to provide access as directly as possible without impacting residential privacy.
- At intersection points of two or more transit routes, stops should be located to minimize walking distance between transfer stops.

- Transit vehicle conflicts with automobile traffic can be mitigated by locating bus turnouts/bus stops at the far side of intersections in order to permit right-turning vehicles to continue movement.
- Transit stops should be provided with adequate walkway lighting and well-designed shelters.
- Walkway ramps should be provided at transit stops to ensure accessibility to the handicapped.

### **II.2.3.7 Bicycle Routes & Pedestrian Trails**

#### **Bicycle Routes**

Although no designated regional off-street bicycle routes are included as components of the internal circulation network, bicyclists will be readily able to share the internal streets with motor vehicles due to the low traffic volume and limited speeds allowed. Bicycle route segments to connect to regional systems have been incorporated as prescribed by the Circulation Element of the General Plan. On-street bike lanes are included on the adjacent arterial highways. The bike lanes will be paved components of the street systems indicated.

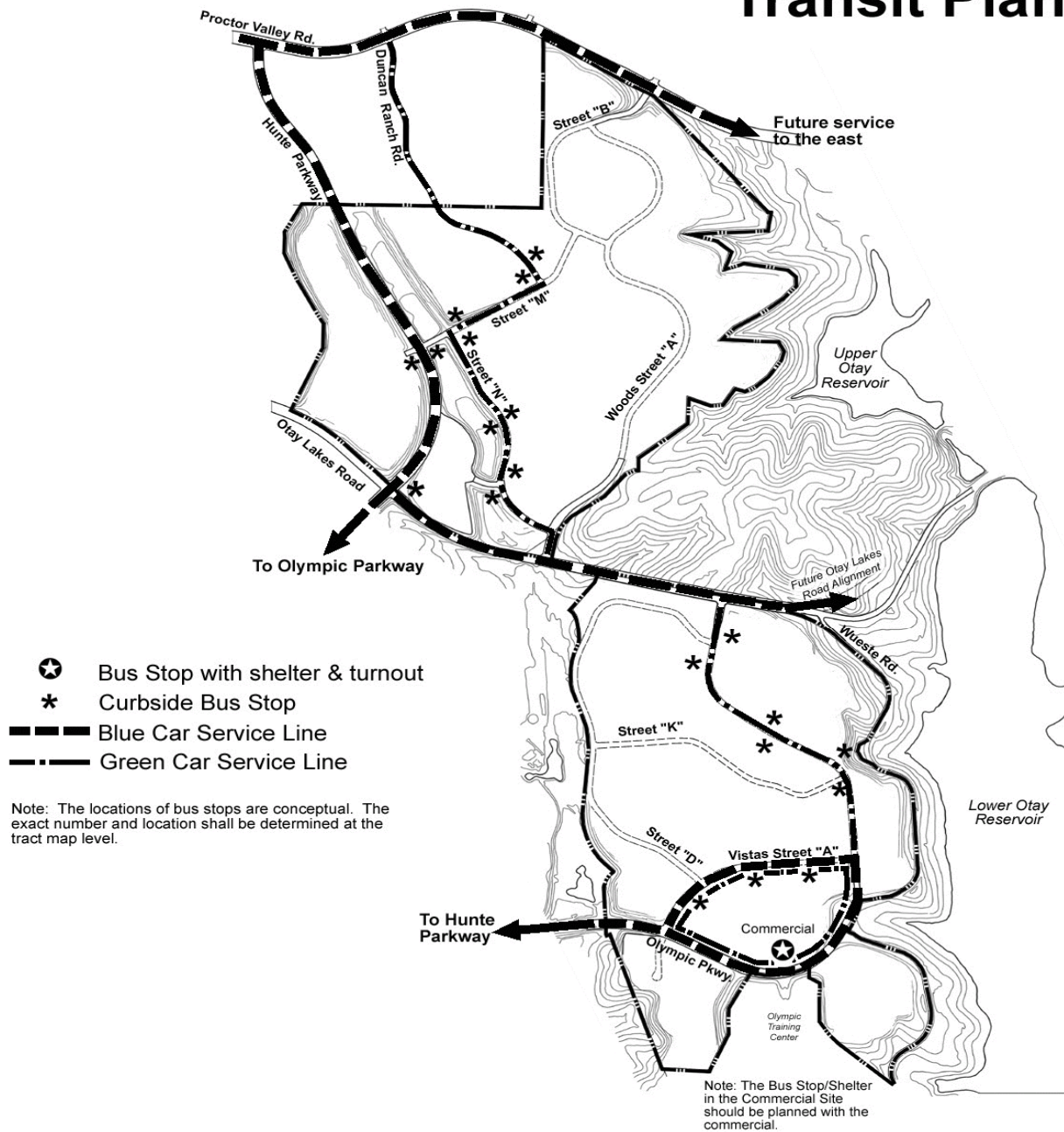
#### **Pedestrian Trails**

Two major off-street pedestrian trails are included in the EastLake III SPA: the EastLake Community Trail and the Chula Vista Greenbelt Trail. The EastLake Community Trail (Thematic Corridor) which extends from EastLake Hills through the developed portion of the EastLake Planned Community to its current terminus in EastLake Trails within Salt Creek, will be extended across the EastLake Vistas neighborhood to the park overlooking Lower Otay Lake. A pedestrian trail through the Salt Creek park/open space corridor branch of the Greenbelt as well as along the Otay Lakes branch, will connect to the city-wide system.

These trails will connect to the detached walk along the perimeter arterial highways to create numerous loop routes as well as interconnecting pedestrian systems. Sidewalks along the internal streets will also provide pedestrian routes and access to all destinations in the EastLake III neighborhoods, as well as connections to other destinations throughout the EastLake Planned Community. All pedestrian trails and sidewalks shall be concrete, except for those identified on the Trails Plan (Exhibit 13) which are proposed to be decomposed granite. Trail widths are also noted on the Trails Plan exhibit. The Greenbelt Trail is proposed to total 11 feet in width, consistent with the General Plan requirement for the width of that trail.



# Transit Plan



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7408  
0 400 800 1200  
5-01-01

**Exhibit 12**

(04/08/08)

II.2.3-13

SPA PLAN



## **II.2.4 Grading**

### **II.2.4.1 Introduction**

The Land Use Element of the Chula Vista General Plan states that the mesas, hilltops and gently rolling topography offer the best sites for development. Steeply sloped hillsides and valleys can serve as open space/greenbelt resources, linking the developed areas which they intersect. For the EastLake III SPA, the Salt Creek corridor along the eastern edge of the project and the slopes down to the Otay Reservoirs has been identified as such greenbelt resources. Development sites within the remainder of the SPA should be graded to blend with and create an aesthetically pleasing edge to the greenbelt corridors.

### **II.2.4.2 Grading Concept**

The SPA level grading plan for EastLake III is intended to provide a preliminary grading concept, identifying slope bank locations and necessary maintenance provisions. The preliminary grading design is as indicated on the Grading Concept, Exhibit 14. Preliminary estimates of grading quantities are balanced within each major development area: 520,000 CY cut/fill in Woods West; 3,500,000 CY cut/fill in Woods East; and, 4,700,000 CY cut/fill in EastLake Vistas.

The grading concept is based on the following objectives:

- Preservation of the sensitive areas of Salt Creek.
- Creating efficient man-made landforms that visually respond to natural terrain characteristics where practical.
- Creating and maintaining on and off-site views.
- Creating useable building areas and private yards.
- Separating potential public and private use conflicts.
- Creating, where possible, barriers or physical separation from traffic noise sources.

### **II.2.4.3 Grading Requirements**

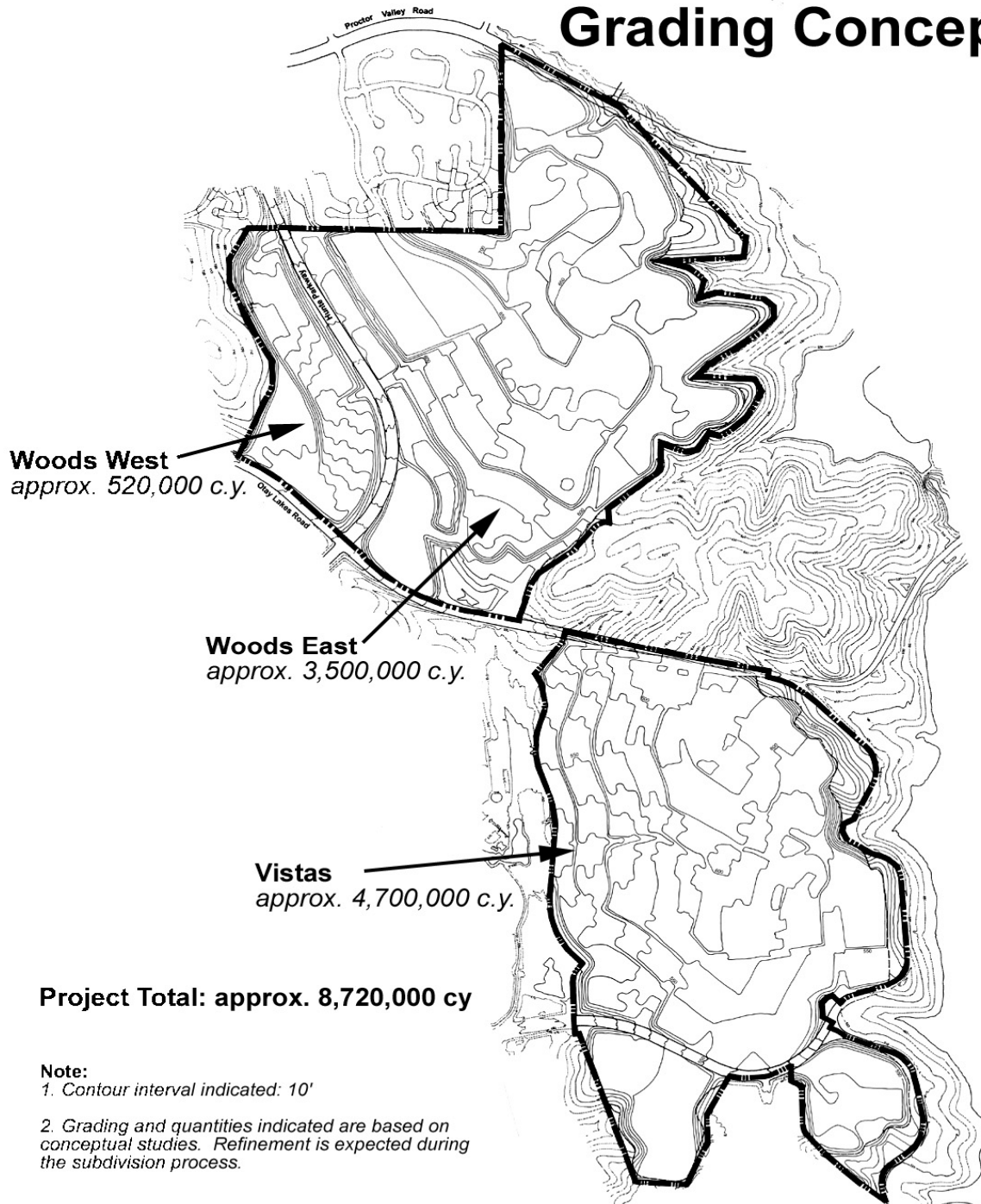
Final grading design to implement the SPA grading concept should incorporate the following:

- General Standards: Grading within EastLake III shall be subject to Chapter 15.04 - Excavation, Grading and Fills of the Municipal Code.
- Grading Design: Graded areas should be contoured to blend with natural landform characteristics. Rounding both vertical and horizontal intersections of graded planes; obscuring slope drainage structures with a variety of plant material massing; incorporating the use of

variable slope ratios for larger slope banks; use of landscape planting for erosion control and to obscure man-made banks; and, other similar techniques should be used. Artificially appearing slope banks with rigid angular characteristics should be avoided.

- **Cut and Fill Slope Construction:** Slope banks in excess of five feet in height should be constructed at a gradient of 2 to 1 (horizontal to vertical) or flatter unless otherwise approved by the City Engineer. Minor interior slopes between lots may be 1.5 to 1.
- **Erosion Mitigation:** Based on actual field conditions encountered, the erosion potential of slopes should be reduced with berms at the tops of all slopes, paved interceptor ditches and terrace drains and vegetation. Vegetation should consist of drought-tolerant native or naturalized species, requiring little or minimal irrigation, deep rooted and well suited to the on-site soils. Spray-on applications and coatings, combined with jute or hemp mesh can be effective methods for stabilizing soils. Final plans should be based on coordinated input from a licensed landscape architect. The project shall comply with all NPDES requirements at the time of construction as well as any listed as erosion mitigation in the project EIR. The project will be required to have a Storm Water Pollution Prevention Plan (SWPPP) prepared at the start of construction per NPDES and State Water Resources Control Board requirements.
- **Maintenance:** The application for any grading permit should provide assurance acceptable to the City Engineer that landscaped slope banks will have adequate maintenance to ensure continued viability of landscaping. Generally, except for private lots, slope banks which exceed ten feet in height should be maintained by a homeowners' or property owners' association.

# Grading Concept



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7608  
10-16-00 0 400 800 1200

**Exhibit 14**

(04/08/08)

II.2.4-3

SPA PLAN

## II.2.5 Parks, Recreation & Open Space

### II.2.5.1 Introduction

The EastLake III SPA Plan provides for a range of parks, recreation facilities and open space areas. Park and recreation facilities include a large public park overlooking Lower Otay Reservoir on the east side of the EastLake Vistas neighborhood (Parcel P-1), a private recreation facility site at the southern end of the EastLake Woods neighborhood (Parcel P-2) and recreational opportunities in the Salt Creek Greenbelt corridor. Refer to the Parks and Open Space Plan (Exhibit 15) for locations.

The private recreation facility will serve as the neighborhood amenity and focal point. It is located at the southern entry to the EastLake Woods neighborhood and help to establish neighborhood character. The public park in the EastLake Vistas neighborhood is located east of the neighborhood collector street and surrounded on three sides by open space buffering Lower Otay Reservoir. Facilities within Salt Creek will be developed for passive recreational use per the Salt Creek Greenbelt Master Plan. The two schools, elementary and junior high, within EastLake Woods, are not included in the park category but will include recreational facilities available to the public during non-school hours. These will supplement the public park facilities.

The proposed private facility will be owned and maintained by a Master Community Association. The community greenbelt along Salt Creek will be dedicated to the City and maintained by the City. The precise boundary and size of this area will be determined by the Tentative Tract Map and Salt Creek Greenbelt Master Plan process.

### II.2.5.2 Required Park Land & Improvements

New development is required to provide public park land, improved to City standards, and dedicated to the City, based on established standards. The dedication requirements are specified in Section 17.10.040 of the Chula Vista Municipal Code and are provided in Table B(converted from acres per 1000 population to square foot of park per dwelling unit), below.

Table B  
**Park Land Dedication Standards**

<b>Dwelling Unit Type</b>	<b>Park Area Dedication/DU</b>	<b>DU/Park Acre Dedicated</b>
Single Family Detached	423 SQ FT/DU	103 DU/AC
Attached/PUD	366 SQ FT/DU	119 DU/AC
Duplex	325 SQ FT/DU	134 DU/AC
Multiple Family	288 SQ FT/DU	151 DU/AC
Mobile Home	215 SQ FT/DU	203 DU/AC

The dedication requirement for the EastLake III SPA, based on the proposed target number of units and an assumed single family detached product type for Parcel VR-5 is calculated in Table C, below. The park requirements for the two neighborhoods within the SPA have been calculated separately.

Table C  
**Park Land Dedication Required**

Dwelling Unit Type	Target Unit Count (DU)		Park Area/DU	Park Acres Required (AC)	
	Woods	Vistas		Woods	Vistas
Single Family Detached	667	782	423 SQ FT/DU	6.48	7.59
Single Family Attached	0	73	366 SQ FT/DU	0	0.61
Multiple Family	0	1.033	288 SQ FT/DU	0	6.83
TOTALS	667	1,394	- -	6.48	15.03*
	2,555			21.51*	
*May not total due to rounding.					

Public parkland to serve the EastLake Woods neighborhood is to be provided through the expansion of the community park in the Rolling Hills Ranch project, just north of the EastLake Woods area. The community park is located north of the junior high school site (Parcel PQ-2). The EastLake III project will pay a park fee to the City in-lieu of providing an on-site park. This fee will be used to acquire and improve additional land for park use in the adjacent neighborhood, but readily accessible to EastLake Woods residents.

EastLake Vistas will be served by a fully improved public park on Parcel P-1. A conceptual design for improvements in the public park are illustrated in Exhibit 16. Table D, below, indicates that the fully improved on-site park *may* not meet the public park requirement for EastLake. The parkland fee will be adjusted upward or downwards during the subdivision process to insure that the net useable parkland acres provided by EastLake, both on and off site, will meet EastLake III's parkland dedication requirement. In addition to the provision of parkland, a specified standard level of improvement is required. Improvements provided by the developer which exceed this standard will be credited to the project. Excess land or improvements provided may be credited as land, improvement cost, or any combination thereof, using the provisions of the ordinance to determine equivalence.

Table D estimates that the project will provide parkland less than that required for the EastLake III SPA, based on the Site Utilization Plan statistics. This park acreage calculation is subject to refinement at more detailed levels of review. The precise boundary and size of the proposed neighborhood park and other project requirements will be determined by the Tentative Tract Map.

Park fees will be adjusted at the Tentative Tract Map stage so that the parkland and improvements provided are sufficient for the lots/units approved, consistent with the City's park dedication requirements. Credit for all private recreation facilities within EastLake III will be considered. This is not included in Table D below, which only includes credit for public parks.

Table D  
**Park Acreage Provided and Eligible Credits**

<b>Neighborhood</b>	<b>Park Provided</b>	<b>Proposed Credit</b>	<b>Estimated Credit Acres</b>
EASTLAKE WOODS	PAD Fees = 5.6 AC	100%	5.6
EASTLAKE VISTAS P-1 Public Park & P-2 Private Park	12.9 AC	100%	12.9
<b>Total Provided</b>	<b>18.5 AC</b>	- -	<b>18.5</b>
<b>Total Required</b>	- -	- -	<b>21.51</b>
<b>SPA BALANCE</b>	- -	- -	<b>-3.01* AC</b>

\* Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, the acquisition component of the PAD Fee will be waived and a payment of \$2,666,260, or the amount required at the time the property is developed, will be made which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City.

### II.2.5.3 Open Space

While generally accepted standards have been established for the provision of acreage and a functional hierarchy of parks, the "need" for open space is more difficult to quantify. Usually the need, amount and location of open space is determined by the natural environmental conditions of the land and facility related needs such as detention basins, future road rights-of-way, and buffer space between unrelated land uses, *etc.* Steep slopes and sloping lands with unstable geologic conditions are obvious candidates for open space, as are noise buffer areas along major traffic ways.

The location and general extent of open space is determined at the GDP level of planning. Open space within EastLake III is to be provided for buffer areas, slopes and open space corridors as required by the EastLake III GDP. The SPA open space areas will fit into the overall regional/community-wide open space system identified in the Chula Vista General Plan, EastLake Planned Community GDPs and GDPs for adjacent planned communities.

Open space lands indicated on the EastLake III Site Utilization Plan include the Salt Creek corridor within the EastLake Woods neighborhood, slopes adjacent to both Upper and Lower Otay



Reservoirs, slope/buffer areas adjacent to Otay Lakes Road, Hunte Parkway and Olympic Parkway, and a buffer between the western edge of the EastLake Woods residential neighborhood and the EastLake Business Center light industrial uses, off-site to the west.

Designated open space areas will be preserved through the dedication of open space easements and/or lots to the City, landscape maintenance district or other appropriate agency, or to a Master Community Association, which will be determined at the tentative tract map level of approval. Uses will be strictly controlled through zoning regulations (see Section II.3 PC District Regulations).

Landscaping within open space areas shall comply with all requirements of the City of Chula Vista Landscape Manual.

#### **II.2.5.4 Habitat Enhancement**

Habitat enhancement will be completed in the Salt Creek corridor within the EastLake Woods neighborhood. Two specific mitigation programs are envisioned.

##### **Salt Creek Wetland Mitigation Area**

Approximately nine acres within EastLake Woods will be reserved for wetland mitigation plantings on site. The area is within the northern portion of the Salt Creek drainage south of the property line, bordered on the west by Hunte Parkway and by the junior high school site and residential neighborhoods on the east. The wetland mitigation area accommodates approximately two acres of mitigation from EastLake Trails and all additional wetland mitigation required for EastLake Woods and Vistas. The extent and type of wetland plantings will be determined in the conceptual mitigation plan to be prepared in the future under consultation with the resource agencies. Transitional native plantings will be installed on the slopes adjacent to the mitigation area to provide a biological buffer around the created habitat. The conceptual grading plan incorporates undulated slopes and small islands to be planted with native habitat within the larger mitigation site. The mitigation provided will offset project impacts to jurisdictional areas protected by the U.S. Army Corps of Engineers and California Department of Fish and Game.

##### **Otay Tarplant Mitigation Area**

To offset project impacts to approximately 3 percent of the Otay tarplant (*Hemizonia conjugens*) on site, an approximately 0.15 acre area on EastLake Woods will be restored in the open space area east of parcel WR-1. The area is situated adjacent to an existing larger tarplant area observed during Spring 2000 and near Multiple Species Conservation Plan (MSCP) preserve off-site. Restoration will consist of spreading seeds collected from the existing tarplant population on site (and nearby). The target seed area will be flagged and fenced to prevent unauthorized entry. Seeding will continue for a period of time to increase the long-term seed bank in the mitigation area.

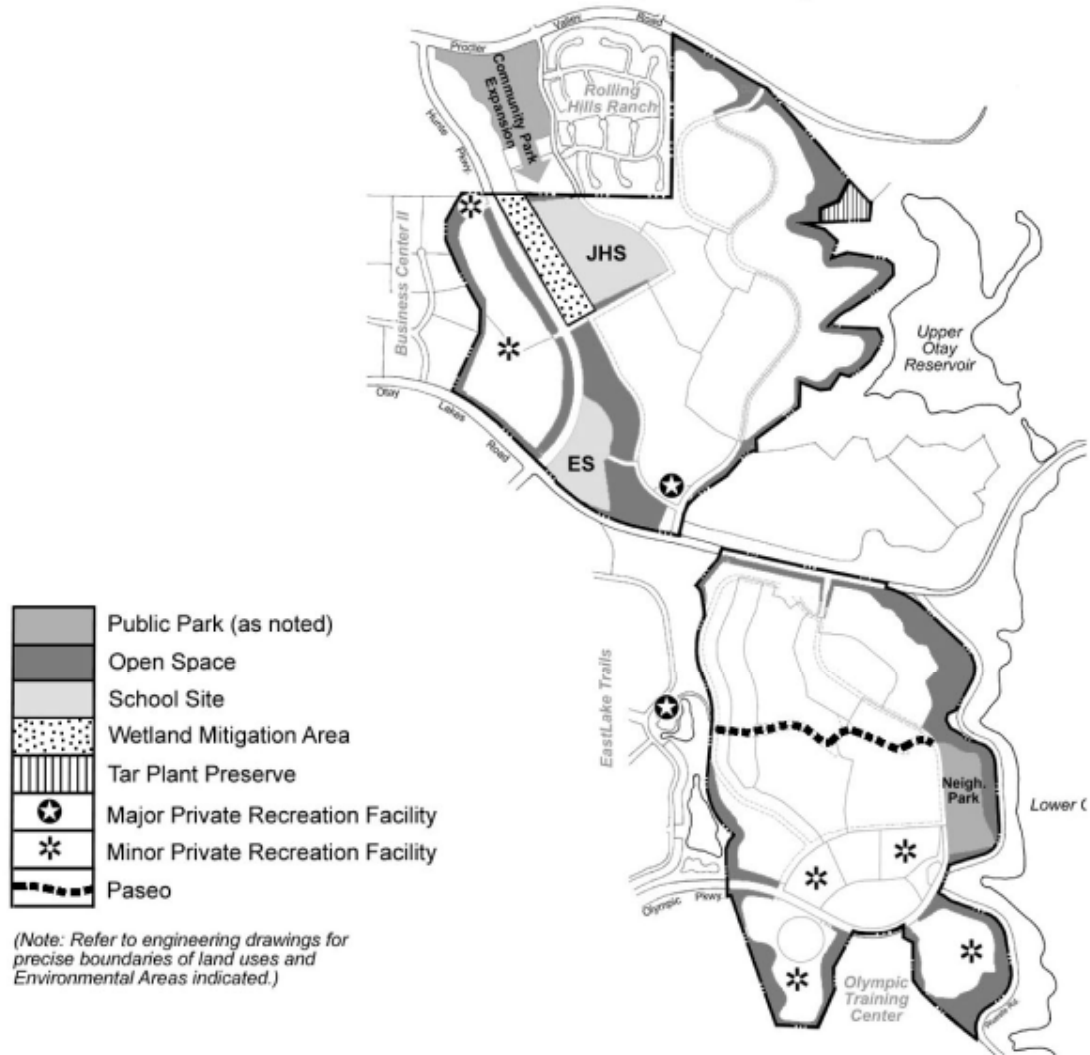
#### **II.2.5.5 Park & Open Space Implementation**

All of the open space and public parks will be controlled through open space easements and/or dedication to the City, district or homeowners' association. Maintenance of the public park will be provided by the City. Open Space and/or Landscape Maintenance Districts may be established to ensure proper management and operation of public right-of-way improvements.

Private open space areas and slopes within "common interest" residential projects will be designated common areas and maintained by homeowners' associations. For detached residential projects, major open space slopes will be a single lot or lots, with open space easements protecting the slopes from development.

The phasing of community development concurrent with the provision of adequate park land and improvements is fully described in the Public Facilities and Financing Plan (Section II.5 of the SPA Plan package). The schedule of improvements has been developed to maintain an adequate level of service for EastLake III residents. The mechanism to provide actual dedication and improvement of public park areas is expected to be subdivision map conditions.

# Parks & Open Space Plan

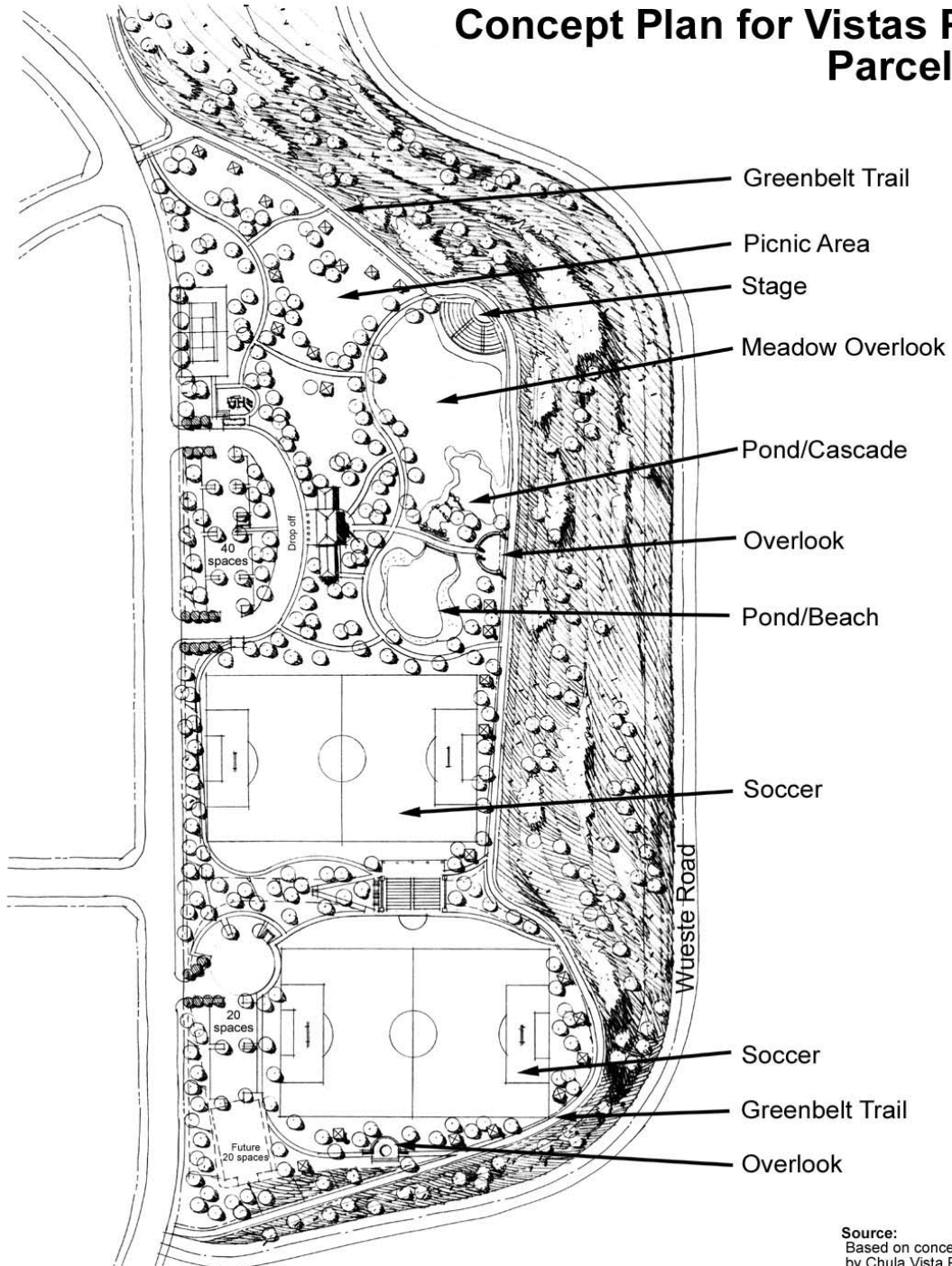


**EASTLAKE III SPA**  
A planned community by The EastLake Company

City of Land Planning  
San Diego, CA (619) 233-7488  
9/9/05

**Exhibit 15**

## Concept Plan for Vistas Park Parcel P-1



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source:  
Based on concept provided  
by Chula Vista Parks Dept.



**Exhibit 16**

## **II.2.6 Development Phasing**

Three primary phases of development are envisioned. These are illustrated in the Conceptual Phasing Plan (Exhibit 17). Initial residential development will occur in throughout the EastLake Woods neighborhood and in the western portions of the EastLake Vistas neighborhood. Phase 2 will include development of parcels WR-2 and WR-5, and the eastern portion of the EastLake Vistas neighborhood. The third phase includes the commercial uses within the Activity Center at the southern end of the EastLake Vistas neighborhood. Anticipated phasing by parcel for residential and commercial parcels is provided in Table E, below. Parks, public/quasi-public and CPF sites will be available for development when adjacent residential sites are developed.

The proposed phasing and actual construction timing may be modified during the EastLake III Master Tentative Map process and modification to the Public Facilities Financing Plan resulting from the Master Tentative Map conditions of approval.

Table E  
**Conceptual Phasing by Parcel**

Parcel	Phase 1	Phase 2	Phase 3
WR-1	X		
WR-2		X	
WR-3	X		
WR-4	X		
WR-5		X	
WR-6	X		
WR-7	X		
VR-1		X	
VR-2		X	
VR-3		X	
VR-4	X		
VR-5	X		
VR-6	X		
VR-7		X	
VR-8		X	
VR-9		X	
VR-10	X		
VR-11	X		
VR-12		X	
VR-13			X
C-1			X

# Phasing Plan

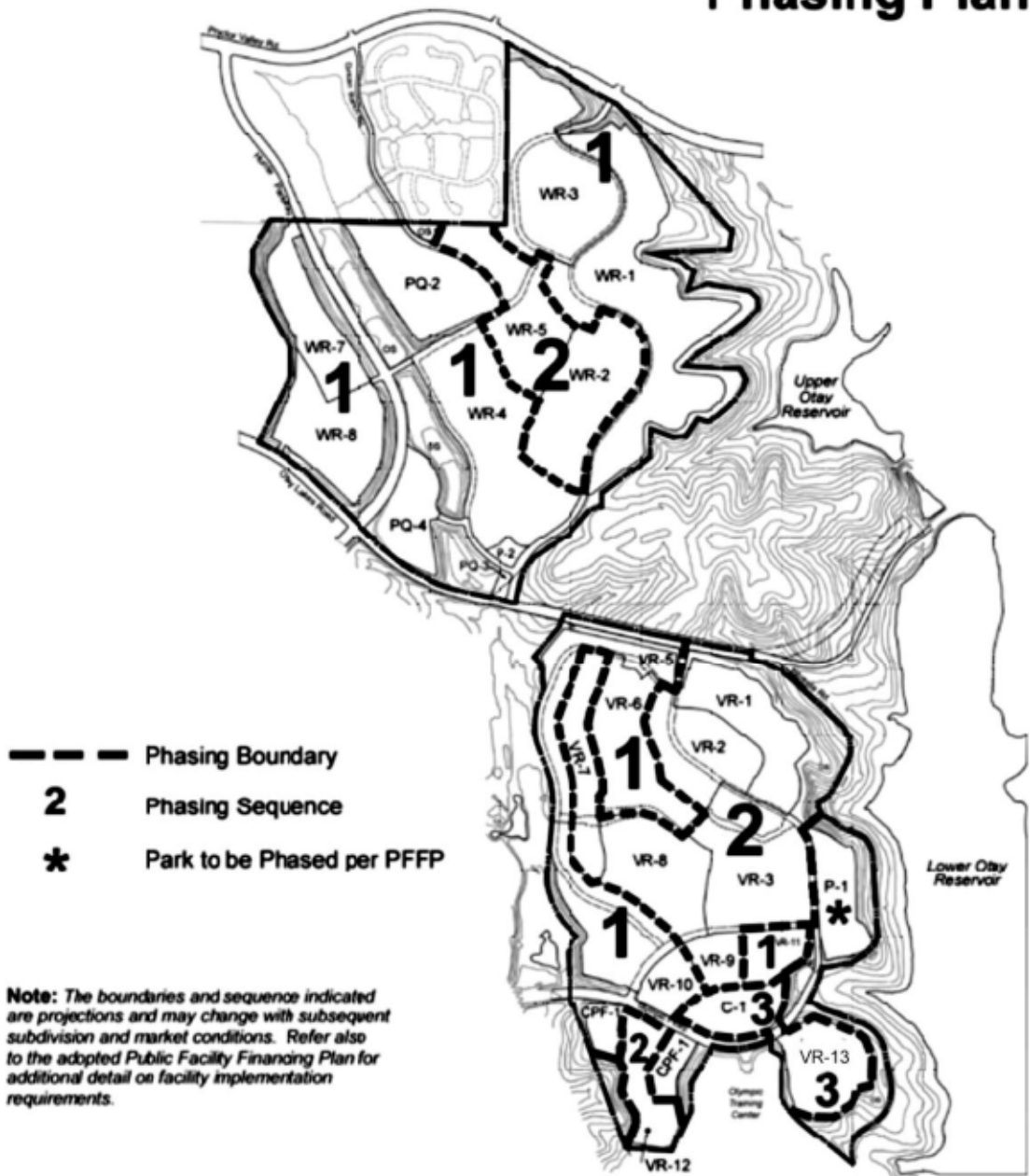


Exhibit 17



## **II.2.7 Public Facilities**

### **II.2.7.1 Introduction**

The inclusion of public facilities issues is a distinguishing feature of SPA Plans. This portion of the plan outlines the public facilities which enable the community to function properly. The companion Public Facilities and Financing Plan (Section II.5 of the EastLake III SPA Plan package) describes the “backbone” facilities in more detail and assigns the responsibility for construction and financing of all required facilities.

The facilities described in the SPA Plan have been identified and capacities determined based upon projected land uses and their distribution, as shown on the Site Utilization Plan (Exhibit 5).

### **II.2.7.2 Potable Water Supply & Master Plan**

The EastLake Planned Community, including the EastLake III SPA, is located within the boundaries of the Central Service Area of the Otay Water District (OWD), which is responsible for providing local water service. OWD is a member of the County Water Authority and the Metropolitan Water District of Southern California.

Potable water is provided to the Central Service Area by the San Diego County Water Authority via the Second San Diego Aqueduct. Water is delivered at Aqueduct connections No. 10 and No. 12 (former connections No. 4 and No. 9) and is conveyed by gravity to District reservoirs with a high water level of 624 feet. Water is then pumped from the 624 Zone to the 711 and 980 Zones.

The Central Area Pump Station located at the Patzig 624 Zone Reservoir site, pumps water to the 711 Zone distribution system and storage reservoirs. The Central Area Pump Station currently has four pumps (including one standby), each rated for approximately 4,000 gallons per minute (gpm) which results in a firm capacity of about 12,000 gpm. There is space for the addition of a fifth pump in the future.

The 980 Pump Station located at the 624 Reservoir site is the primary supply to the 980 Zone. The pump station was completed in 2006. The 980 Zone is also supplied by the EastLake Pump Station, which lifts water from the 711 Zone distribution system to the 980 Zone distribution system and storage reservoirs. This pump station is located on the south side of Otay Lakes Road at Lane Avenue and includes three 4,000 gpm pumps (including one standby) for a firm capacity of 8,000 gpm.

The 711 Zone has two existing operational reservoirs, the 711-1 and 711-2 Reservoirs, located at a common site within the EastLake Greens development just south of Otay Lakes Road. The reservoirs have capacities of 2.8 and 2.2 million gallons (MG). The 711 Zone also includes the 16 MG 711-3 Reservoir for a total of 21.0 MG in the 711 Zone. There are two existing operational reservoirs in the 980 Zone, designated as the 980-1 and 980-2 Reservoirs. These reservoirs are



located within the Otay Water District Use Area situated north of the Rolling Hills Ranch development. The reservoirs have a capacity of five million gallons (MG) each for a total of 10 MG.

EastLake III will be supplied by both the 711 and 980 Zones. The majority of development sites, all of EastLake Woods and most of EastLake Vistas, will be served by the 980 Zone. The 711 Zone is limited to the EastLake Vistas multifamily and CPF parcels south of Olympic Parkway and west of the OTC entrance. Existing 12-inch 711 and 24-inch 980 Zone transmission mains are located in Otay Lakes Road. Current development of the Rolling Hills Ranch, EastLake Trails, and Otay Ranch developments will extend transmission mains in Proctor Valley Road, Otay Lakes Road, and Olympic Parkway to the EastLake III boundary. Exhibit 18 shows existing and proposed regional facilities that will serve the project.

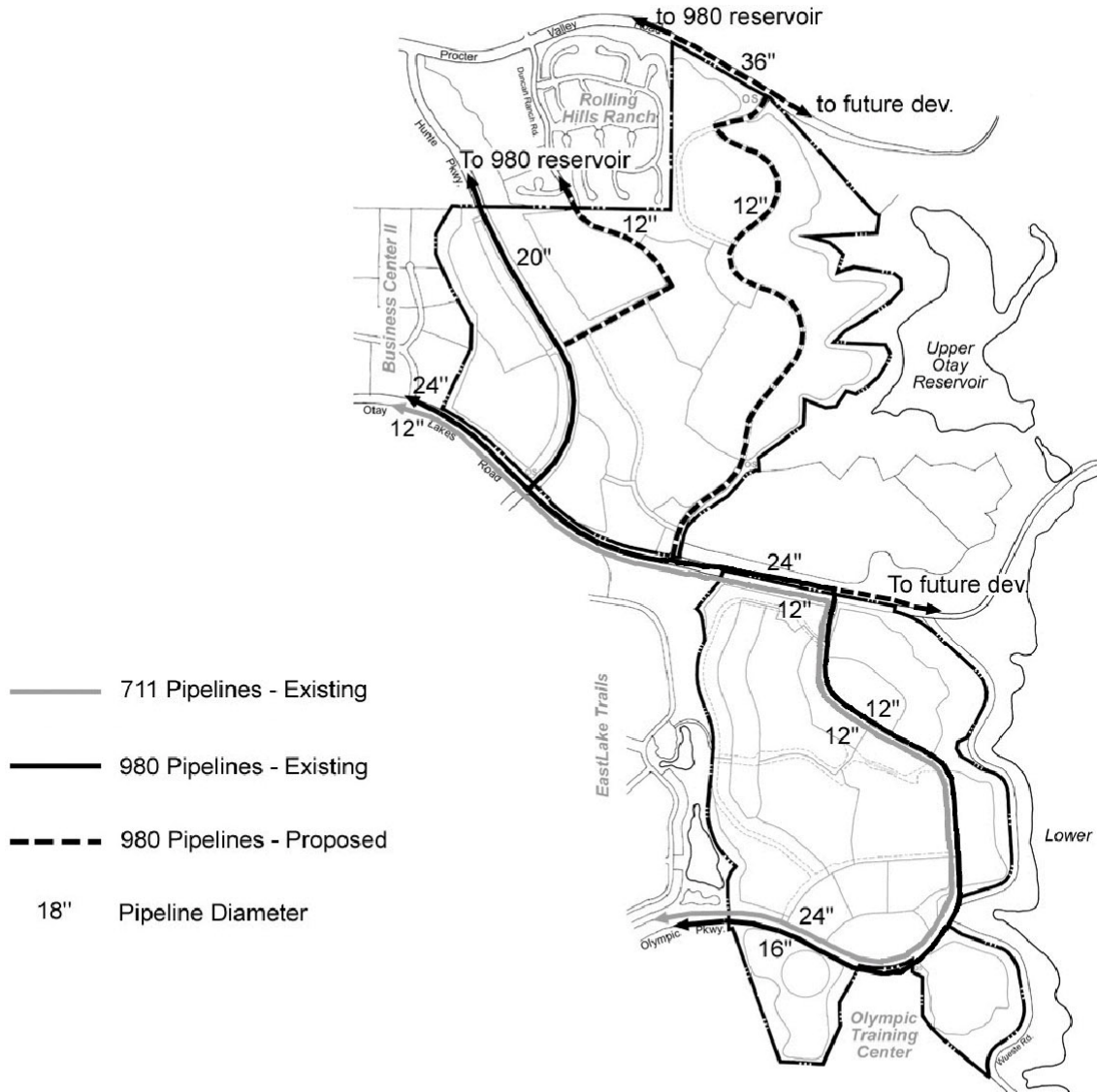
As part of the District's Capital Improvement Program (CIP), additional storage, increased pumping capacity and water transmission system extensions will be completed. These improvements are based on the water demands of EastLake III as well as other major projects within the Central Service Area. Storage improvements include the planned 6.0 MG 980-3 reservoir, which is located off-site, north of EastLake Woods. The 980 Zone transmission system has recently been extended east in Otay Lakes Road and Olympic Parkway, and south in Hunte Parkway. The 711 Zone transmission system has also been extended east in Olympic Parkway.

### **II.2.7.3 Potable Water Demand**

Domestic water demand for EastLake III SPA has been estimated as a part of the Sub-Area Water Master Plan process which is overseen by the OWD and must be approved in its final form at the time of subdivision map approval. A preliminary estimate of the EastLake III SPA water demand is 947,000 gallons per average day (0.95 MGD; not including the “panhandle parcel”), as calculated in the Preliminary Sub-Area Master Plan for EastLake III prepared by John Powell/PBS&J, dated February 2001. This was updated on May 2, 2005 and supplemented with August 1, 2005 cover letter.

Additional analyses will be completed as the project is refined to assure that sufficient supplies are planned to be available as demand is generated by the project. Water “will serve” acknowledgments from the Water District will be required by the City during the subdivision map process.

# Potable Water System



Source: John Powell/PBS&J

**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7100  
10-16-00

**Exhibit 18**

#### **II.2.7.4 Recycled Water Supply & Master Plan**

Based on current OWD policies regarding new subdivision development, landscape irrigation for parks, schools, greenbelts, road medians, and multi-family residential is required to utilize, where available, recycled water. The project is located in the OWD Central Service Area which currently receives recycled water from the District's 1.3 MGD capacity Ralph W. Chapman Recycling Facility.

Recycled water is delivered to two existing storage ponds located in the District Use Area situated north of Proctor Valley Road. Pond No. 1, has a high water level of approximately 950 feet and Pond No. 2 operates with a high water level of approximately 940 feet. Potable water is currently used to supplement the recycled water supply during supply shortfalls caused by high demand conditions. EastLake III SPA will receive recycled water from connections to the 950 Recycled Zone distribution system. Exhibit 19 shows the proposed backbone recycled water system within the project and the areas to be served.

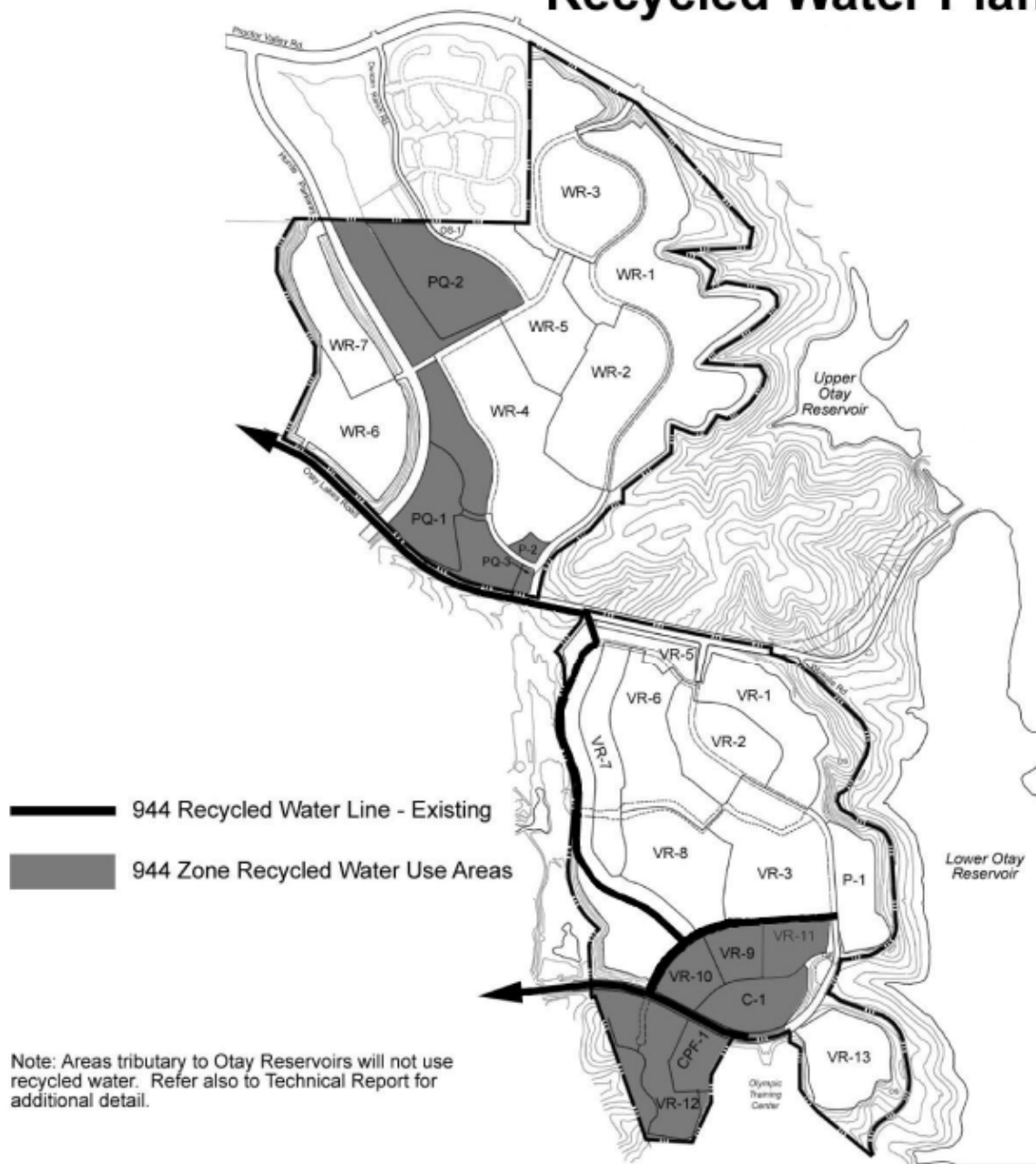
Supplemental recycled water supply will be available from the City of San Diego's planned 15 MGD capacity South Bay Water Reclamation Plant (anticipated to start in summer 2007). The plant is located in the Tijuana River Valley near the Mexican border. Deliveries to the District will be pumped up to the 680 Zone Recycled Reservoir to be located in EastLake Greens. The District will have the option of pumping recycled water from the 680 Zone Reservoir to supply 944 Zone demands.

The City has developed guidelines for the preparation and implementation of Water Conservation Plans. The new guidelines will provide information to be used in finalizing a Water Conservation Plan for EastLake III to be considered in conjunction with actions of the SPA Plan.

Recycled water will be used to irrigate all landscaped areas identified in the sub-area master plan, and shall be consistent with the Water Conservation Plan. Land that drains to the Upper and Lower Otay Reservoirs (Tributary Basin) will not be included. Within the Tributary Basin, potable water will be used for irrigation to avoid the potential for contamination of the drinking water supplies in the reservoirs. Recycled water demand for EastLake III has been calculated to be 207,000 gallons on an average day (0.21 MGD) in the Sub-Area Master Plan for EastLake III by PBS&J, dated May 2, 2005 with August 1, 2005 cover letter.

Other development projects surrounding EastLake III will be extending the 944 Zone recycled water transmission mains eastward in Otay Lakes Road and Olympic Parkway to the project boundary. The on-site recycled water distribution system will be specified in the subdivision sub-area master plans to be prepared in conjunction with the tentative subdivision maps. To the extent that the Water Conservation Plan study affects areas to be irrigated with recycled water, these areas will be incorporated in the sub-area master plans. In accordance with Regional Water Quality Control Board and County Environmental Health Department guidelines, best management practice will be used to eliminate or minimize ponding, surface run-off, or overspray of irrigation water. The irrigation system will be designed such that no direct drainage of recycled water to storm drains occurs.

# Recycled Water Plan



Source: John Powell/PBS&amp;J

**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 525-3444  
12/7/05

Exhibit 19

(04/08/08)

II.2.7-5

SPA PLAN

### **II.2.7.5 Sewer Service**

Sewer service to the project site is provided by the City of Chula Vista. EastLake III SPA is located in the Salt Creek Sewer basin. Existing and proposed sewer facilities have been planned to accommodate all existing and planned development within EastLake III. Exhibit 20 depicts the internal; sewer lines and connection to the sewer main. Phasing and responsibilities of facilities is included in the PFFP and adopted Subdivision Conditions of Approval.

The specific provisions for these facilities are included in the following technical studies, included herein by reference:

- Preliminary Sewer Study for EastLake III Woods and Vistas; prepared by SB&O, Inc.  
Dated June 22, 2001
- EastLake Peninsula Off-Site Sewer capacity Analysis, draft No. 3; prepared by PBS&J.  
Dated November 8, 2005

# Sewer Plan



Note: The sewer system indicated is subject to technical refinement during the subdivision process. Refer also to Technical Sewer Reports for additional detail.

Source: SB&O, Inc.

**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinli Land Planning  
San Diego, CA (619) 223-7400  
12/7/05

**Exhibit 20**

### II.2.7.6 Storm Drain System

Review and approval of storm drain system design and implementation is the responsibility of the City. Conceptually, the on-site run-off from developed areas in the EastLake III SPA will be collected by an on-site system and discharged into the Salt Creek drainage. The drainage system will be required to control post-development run-off so that it does not exceed pre-development conditions.

Prior master planning and conceptual design efforts for EastLake III envisioned that storm water improvements would be required. A detention basin at Olympic Parkway and enhanced wetlands in Salt Creek, between Olympic Parkway and Otay Lakes Road, have been constructed to enhance water quality and attenuate storm water run-off. These facilities were designed to serve the EastLake Vistas planning area, as well as the EastLake Trails SPA. However, the design reports for these facilities did not mitigate for the potential impacts from the EastLake Woods area or the panhandle parcel. Upstream within Salt Creek, the Rolling Hills Ranch project (formerly Salt Creek Ranch) built detention basins at two locations. The basins significantly reduce the peak 100 year run-off. Plans for EastLake III incorporate these reductions. Detention volumes are based on the need to control run-off volume to pre-development levels and water quality mitigation which requires a drain time of 24 to 72 hours to allow time for sediments to settle, *etc.*

Anticipated flows have been calculated in a Preliminary Drainage & Detention Study prepared by SB&O, dated February 27, 2001 and the supplement by Rick Engineering, dated August 5, 2005. The drainage master plan for the area identifies two locations for detention basins in the vicinity of Salt Creek. These are the major road crossings at Otay Lakes Road and Olympic Parkway. A 12 foot by 10 foot box culvert with detention basin and spillway has already been constructed at the Olympic Parkway crossing. A 12 foot by 12 foot reinforced concrete box culvert has also been constructed across Otay Lakes Road. Given the current configuration, this facility provides negligible attenuation of the storm water run-off. The most significant new drainage facility is a new detention basin at Otay Lakes Road to serve the EastLake Woods project area as identified in the technical report and approved by the City Engineer.

Rick Engineering prepared a letter report, dated April 23, 2007, which analyzed the impact of converting the Seniors Housing (VR-13) to high density multi-family rentals. This analysis concluded that the land use conversion would have no negative impact to the storm drain system.

Due to site planning, topographic and access constraints, the detention facility consists of two successive detention basins. The upper basin provides 29.0 ac-ft of total storage (water quality and detention). Outflow will be constrained by two rectangular control structures with four weir openings. Twin 78-inch pipes will convey the storm water under the school access road to the lower facility. The lower basin provides 16.2 ac-ft of total storage. Outflow will be controlled by a similar structure. In order to capture the maximum amount of run-off, the lower control structure will be connected to the existing box culvert. No significant conflicts between storm drain facilities and recreation use of the Salt Creek corridor are anticipated.

The proposed detention basin, with the water quality features, will allow effective removal of the suspended sediment and silt. In order to address the increase in total dissolved solids (TDS) and other contaminants, an extended detention facility with wetland plantings is recommended. It should be noted that the effectiveness of this type of facility is in the range of 65% to 90% pollutant reduction.

Based upon preliminary estimates and rough calculations, the additional areas and diversions from the EastLake Vistas neighborhood may exceed the capacity of the existing Olympic Parkway storm drain system. The final design of the EastLake Vistas storm drain should direct storm water run-off beyond the capacity of the Olympic Parkway system to the existing Salt Creek outfall(s) located on-site. These storm drain systems should be reviewed during final design to verify that capacity is adequate to accommodate the additional flows.

The phased construction of storm drain facilities, based on the city-approved master plan, will be incorporated into the Public Facilities Financing Plan and/or subdivision map conditions to assure timely provision of required facilities. The Storm Drainage Plan for the project is depicted in Exhibit 21.

#### **II.2.7.7 Urban Run-off**

The Upper and Lower Otay Lakes are operated by the City of San Diego as domestic water reservoirs. These reservoirs must be protected from urban run-off to maintain water quality for domestic use. Storm water run-off from urbanized areas generally contains higher total dissolved solids (TDS) than is desired for domestic purposes. Further, significant contaminants including hydrocarbons, fertilizer, pesticides, and the potential for other point source pollutants, may represent additional health risks. Because the science involved in treating storm water run-off and the costs associated with treatment of the run-off from the projects are unknown, a more practical solution is to divert as much of the storm water run-off as possible away from the lakes. The combined Woods and Vista projects will divert approximately 243 acres of run-off from the Otay Lakes to the Salt Creek basin. This diversion will be accomplished by gravity flow/mechanical means and storm drain systems to convey run-off to Salt Creek. This diversion concept is consistent with that originally approved with the adoption of the EastLake III GDP in 1990 and confirmed in the Eastern Territories Area Plan adopted with the General Plan. The proposed diversion will need to be approved by the City of Chula Vista based on the City of San Diego's Source Water Protection Guidelines. The Urban Run-off Diversion Plan for the project is provided in Exhibit 22

The diversion of 243 acres of developed property represents an increase of approximately 10% in Salt Creek drainage basin size. The increased run-off from the diversions have the potential for greater channel and soil erosion where the diverted water is discharged. Further, water quality changes associated with development could impact the Salt Creek watershed. The most cost effective and efficient structural control to mitigate these varied impacts is provided with a detention basin with a water quality/de-silting component as described in the project drainage facilities

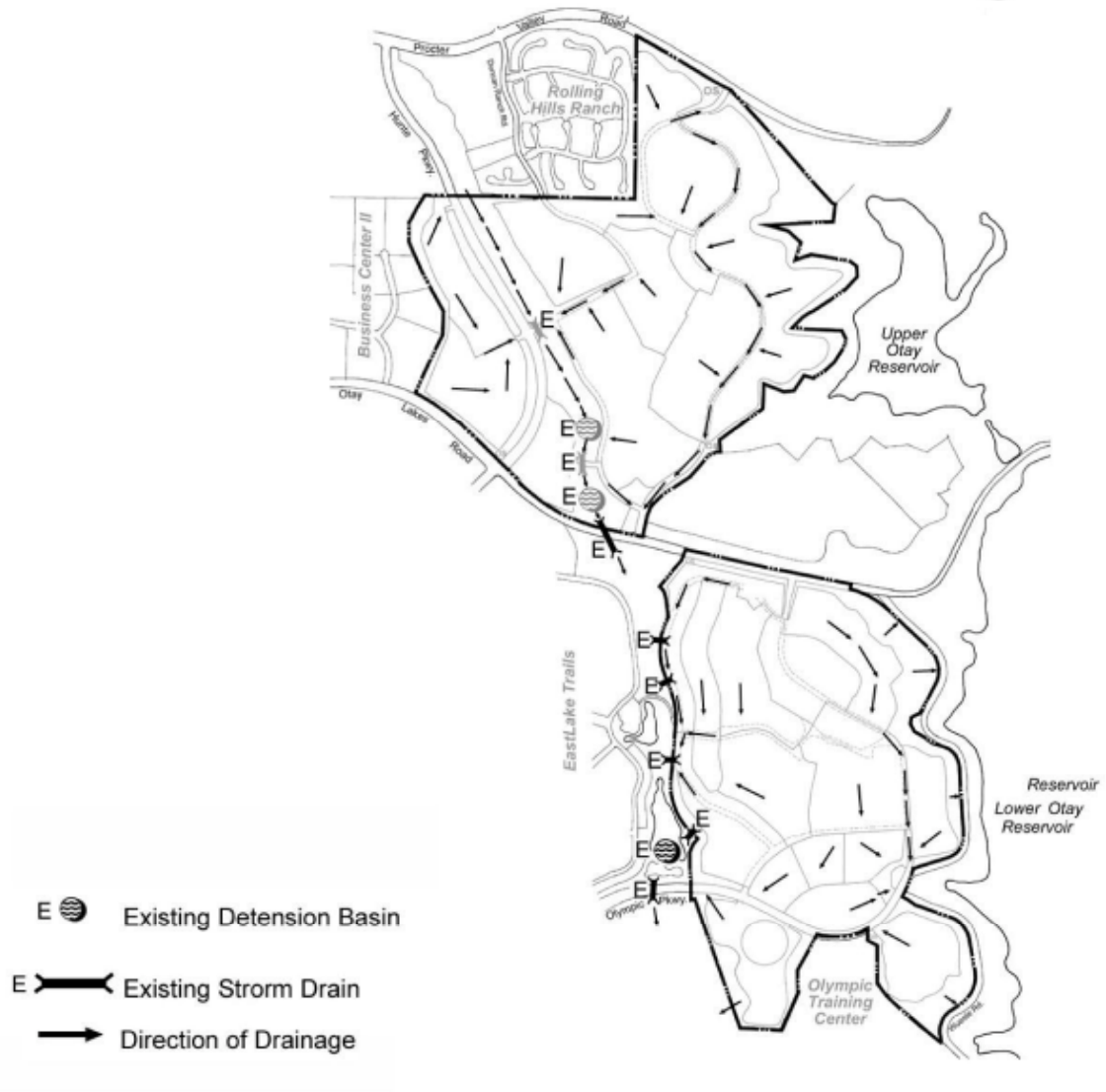


discussion above. The detention basin will allow removal of the suspended sediment and silt. In order to address the increase in total dissolved solids (TDS) and other contaminants, an extended detention facility and wetland plantings will be constructed. This type of facility provides a cost-effective solution with minimal long-term maintenance costs. Maintenance of drainage channels and detention facilities will be provided through funding from a homeowner's association (HOA) or community facilities district (CFD), per the PFFP.

Based upon preliminary estimates and rough calculations, additional areas and diversions from the EastLake Vistas could exceed the capacity of the existing Olympic Parkway storm drain system. The final design of the EastLake Vistas storm water system should direct run-off beyond the capacity of the Olympic Parkway system to the existing Salt Creek outfall(s) located on-site. The storm drain systems should be reviewed during final design to verify that capacity is adequate to accommodate the additional flows.

Run-off from off-site portions of Otay Lakes Road and Proctor Valley Road, which are the obligation of EastLake III will need to be diverted by mechanical means or treated by an approved urban treatment facility.

# Storm Drainage

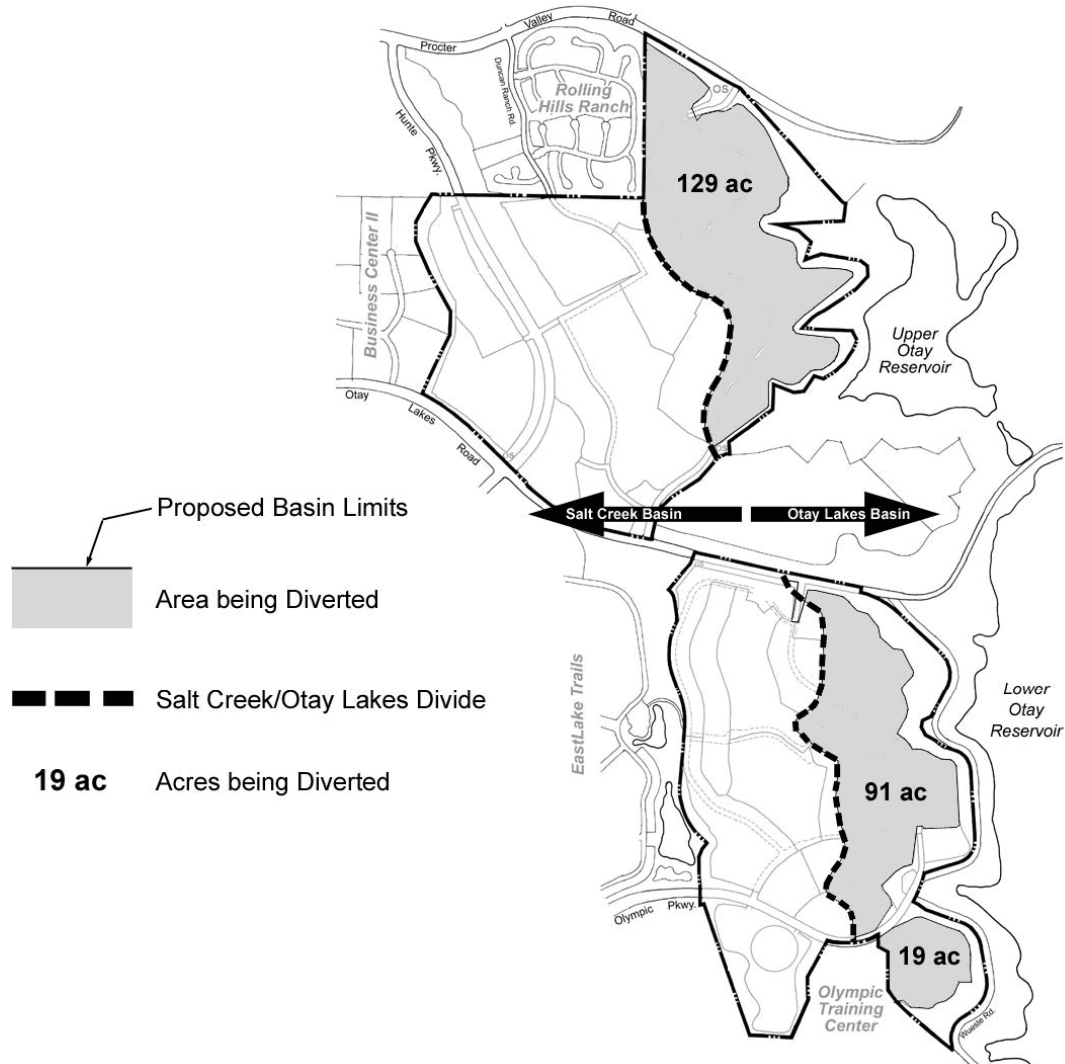


Source: SB&O, Inc.



**Exhibit 21**

# Urban Run-off Diversion



Note: Refer to Technical Reports for additional detail on diversion of urban runoff. The areas indicated are projections. The exact area to be diverted shall be established by approved grading plans.

Source: SB&O, Inc.

**EASTLAKE III SPA**  
A planned community by The EastLake Company

Clinti Land Planning  
San Diego, CA (619) 223-7608  
2/28/06

**Exhibit 22**

(04/08/08)

II.2.7-12

SPA PLAN

### **II.2.7.8 Roads**

Roads included in the EastLake III SPA are addressed in Chapter II.2.3 Circulation of this SPA Plan. The Public Facilities Financing Plan (Section II.5 of the SPA Plan package) details their phasing and financing.

### **II.2.7.9 Schools**

One objective for all EastLake neighborhoods is to provide the schools necessary to serve community needs in a manner which relates directly to the planned neighborhood structure of the project. The location of schools is intended to contribute to the sense of community, provide reduced maintenance costs with combined school/park complexes, and provide flexibility to respond to changing student populations as the community matures. Planned school facility sites are identified in Exhibit 23, School Location Map.

The EastLake III SPA is located within the Sweetwater Union High School District and the Chula Vista Elementary School District. The Board of Trustees of the Sweetwater Union School District and the Board of Education of the Chula Vista Elementary School District have each formed Community Facilities (Mello-Roos) Districts for the purpose of financing school facilities within EastLake III through the use of special taxes and the issuance of bonds.

The need for an elementary school site within the EastLake III SPA is anticipated. Elementary schools have been provided in the EastLake Hills neighborhood, north of East “H” Street in EastLake I, and in the EastLake Greens and EastLake Trails neighborhoods, immediately to the west.

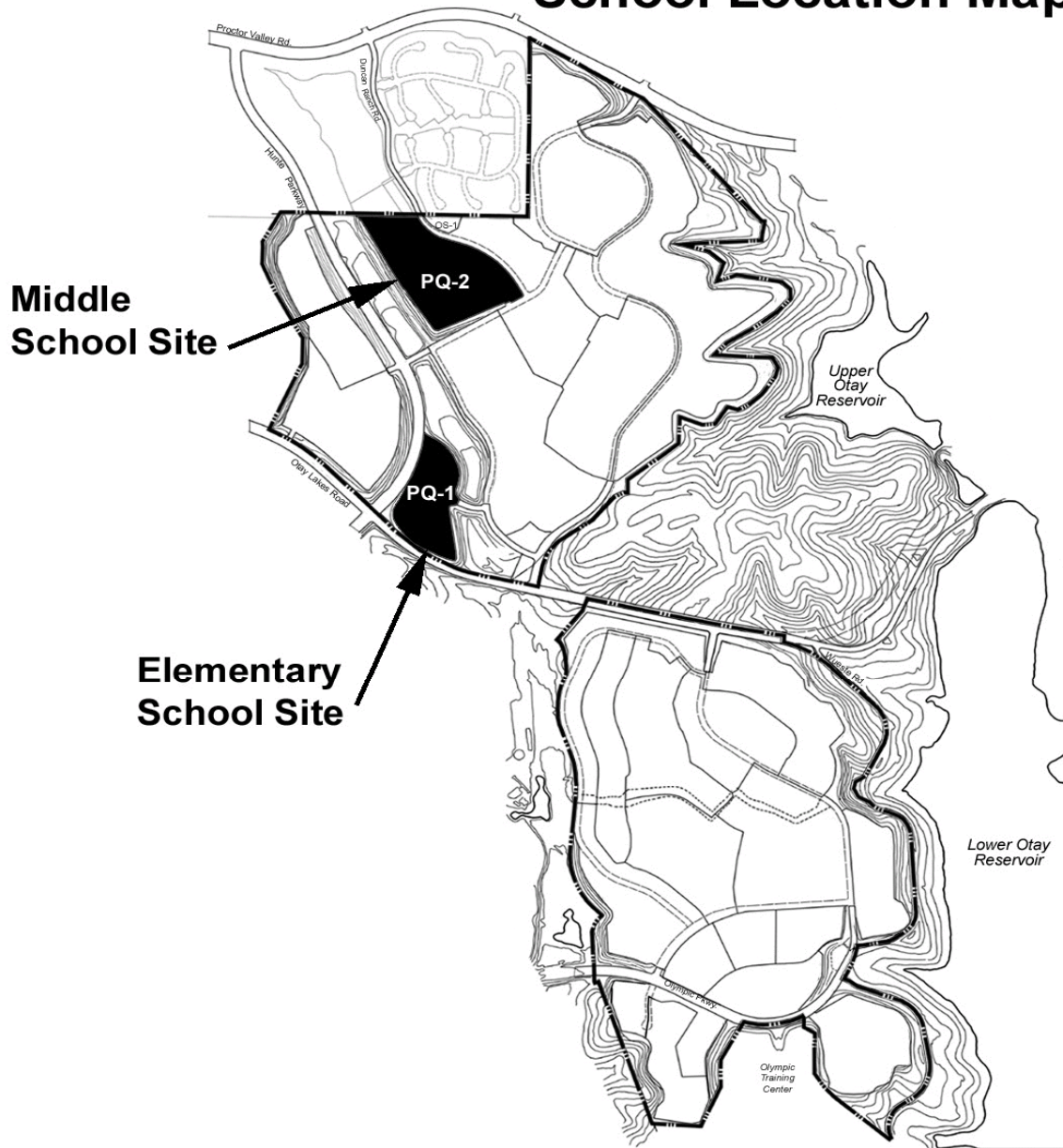
The EastLake III SPA designates a 14.3 acre elementary school site, Parcel PQ-1, at the intersection of Hunte Parkway and Otay Lakes Road, with access across Salt Creek from internal streets of EastLake Woods. The site will be reserved for acquisition by the school district, as provided in the Public Facilities Financing Plan. EastLake III is projected to generate 618 elementary school students which is approximately equivalent to the capacity of one school.

The Sweetwater Union School District provides secondary education for the area. Existing schools in the area include Bonita Vista High School and Junior High School, both located near the intersection of East “H” Street and Otay Lakes Road. A new high school to serve students from EastLake and other projects in the vicinity has been constructed within the EastLake Greens SPA. A new junior high school has been constructed within the EastLake Woods neighborhood, at the northern end of the Salt Creek corridor. This 25.1 acre site is also accessed from internal streets.

EastLake III is projected to generate 206 junior high school students and 392 high school students.

Adult school services are provided in the evening at local school district facilities. Southwestern College, located approximately one mile west of EastLake, provides community college services to local residents.

## School Location Map



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7400  
0 400 800 1200  
4-2-01

**Exhibit 23**

### **II.2.7.10 Child Care Facilities**

The city adopted the Child Care Element of the Chula Vista General Plan in March, 1995. The purpose of the Child Care Element is “to provide comprehensive policy direction for the provision of adequate child care facilities necessary to serve existing and future developed areas in the City in a coordinated and effective manner.”

EastLake III SPA, and the EastLake Planned Community as a whole, may have a mix of child care providers, such as school, church, non-profit or commercial facilities. Child care facilities may be located within private homes, commercial centers, offices, government and industrial complexes, and/or adjacent to public and private schools when appropriate. Family day care homes and facility-based child care centers are discussed below.

Home-based child care includes small family day care homes (SFDCH) that serve 6 children and large family day care homes (LFDCH) that serve 7-12 children. The Chula Vista Municipal Code allows the establishment of SFDCHs and LFDCHs within the R-1 Zone as well as the RE and RS land use districts of the PC Zone. A conditional use permit is required for all family day care homes within R-2 and R-3 Zones. Consistent with Chula Vista zoning, SFDCHs could potentially be located within all residential zones in the EastLake III SPA. Since the State of California has family day care home licensing responsibility, all family day care homes within the EastLake III SPA would be required to comply with both state and local regulations.

The City of Chula Vista has established specific requirements for operating a large family day care home, which have been incorporated in the Planned Community District Regulations adopted for EastLake III (see Section II.3, Planned Community District Regulations). Facility-based child care may be conducted by non-profit quasi-public organizations or commercial providers. These facilities may be located on a variety of non-residential parcels (including PQ and CPF sites).

The State has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements and physical environment for child day care and day care centers. All child care facilities within the SPA will need to comply with state, as well as local regulations.

The EastLake III SPA design and land use regulations can accommodate home day care facilities in many locations within the residential neighborhood. Facility based care could be sited on PQ parcels. Elsewhere in the EastLake Planned Community, such as in the EastLake Village Center or EastLake Business Center, day care facilities could easily be sited. Having child care facilities located near other compatible services and activities is consistent with efficient land use planning, as well as the goals and objectives of the City's Child Care Element.

The EastLake III SPA alone cannot be responsible for the provision of child care facilities; however, through community design and the dissemination of information, as promoted in the Child Care

Element, potential child care providers will be better informed and will have an opportunity to locate facilities when and where needed.

### **II.2.7.11 Police and Fire Services**

Both police and fire services are provided by the City of Chula Vista. Police services are provided from the central police facility in central Chula Vista. Three fire stations are in close proximity to the project site. One, (Station #6), is located at 605 Mt. Miguel Road, in Rolling Hills Estates, immediately north of EastLake III. A second station (#7) is located approximately 5 minutes away at 1640 Santa Venetia. The third station (#8) is located at 975 Lane Avenue in the EastLake Business Center, less than 5 minutes away. A fourth fire station (#8) is being constructed by the City of Chula Vista on Otay Lakes Road.

### **II.2.7.12 Library Services**

Library services are provided by the City of Chula Vista. The City operates a central library, which is located at 4<sup>th</sup> and "F" Streets in central Chula Vista, to serve the entire community. The library at EastLake High School is cooperatively operated by the City and School District to serve both the public and high school students. Growth in eastern Chula Vista raises questions as to how library service is to be provided within the Eastern Territories and in what locations. Smaller branch libraries or a large facility to serve the area east of I-805 are under consideration.

A Library Service Master Plan has been completed which suggests a branch library in the eastern area of the City should be considered. Rancho del Rey reserves a site for a City library along East "H" Street. In addition, the EastLake Village Center Master Tentative Map reserves a 1 acre site for a library within EastLake I. Currently, the city operates a shared facility on the EastLake High School campus which provides neighborhood library services. No additional library facilities are planned or required within EastLake III.

### **II.2.7.13 Community Purpose Facilities (CPF)**

#### **II.2.7.13.1 Purpose and Intent**

Chapter 19.48. P-C - Planned Community Zone, requires that all land in the PC zone provide a minimum of 1.39 acres of land per 1,000 persons for community purpose facilities (CPF), such as: a) Boy Scouts, Girl Scouts, and similar organizations; b) social and human service activities, such as Alcoholics Anonymous; c) services for the homeless; d) services for military personnel during the holidays; e) senior care and recreation; f) Worship, spiritual growth and development, and teaching of traditional family values; g) non-profit or for profit day care facilities that are ancillary to any of the above or as a primary use. For profit facilities as, primary use are subject to further requirements and additional criteria as outlined in Section 19.48.025 (f); h) private schools that are ancillary to any of the above; i) interim uses, subject to the findings outlined in 19.48.025(E); and j) recreational facilities, such as ball fields for non-

profit organizations serving the local community, subject to the requirements outlined in 19.48.040(B)(6)(d). However, where recreational ball fields are desired as a conditional use in Community Purpose Facilities land use districts, a “CPF Master Plan”, showing the specific boundaries of the master plan and existing and proposed distribution of CPF uses within a SPA, GDP or overall Planned Community shall be considered and approved by the Director of Planning and incorporated as part of the Planned Community’s General Development Plan(s). In addition, recreational ball fields shall not utilize more than 35% of the overall SPA, GDP or Planned Community CPF acreage required, and no park credit may be granted for community purpose ball fields.

The total acreage required may be reduced by the City council in certain circumstances such as when shared parking facilities are available with other facilities.

#### **II.2.7.13.2 CPF Master Plan**

The CPF Master Plan boundaries encompass EastLake Greens (including the “Land Swap” Parcels), EastLake Trails, EastLake Business Center II, EastLake Vistas and EastLake Woods (see Exhibit 24). Four sites are distributed throughout the remaining SPAs insuring that each future CPF site will serve a different neighborhood. In addition, the sites are located along major road to enhance accessibility to the facility by community residents.

Based upon the anticipated development statistics for the CPF Master Plan area, the overall combined CPF acreage required and proposed is as follows:

Table F  
**Required Community Purpose Facility Acres for EastLake**

	<b>EastLake II* Greens SPA**</b>	<b>EastLake II* Trails SPA</b>	<b>EastLake III (GDP)</b>	<b>Total</b>
Dwelling Units	3,443	1,143	2,555	7,141
CPF ac/du	0.004003	0.004003	0.004003	--
Total CPF acres required	13.8	4.6	10.2	28.6
Total CPF acres provided	11.4	4.6	12.9	28.9
* EastLake I (North of Otay Lakes Road) is excluded from this table.				
** Includes proposed Land Swap amendment.				



### **II.2.7.13.3 Proposed CPF Sites**

The CPF Master Plan provide a total of 28.9 acres in three different sites. Exhibit 24 identifies the proposed CPF sites which are described in more detail below.

Site 1 (Existing): Located in EastLake Greens, a portion of this 11.4 acre site (12.2 acres) has been conveyed to a religious institution for use as a place of worship.

Site 2: This CPF site is located within the EastLake Trails neighborhood and is proposed to conditionally permit little league ball fields for non-profit organizations serving the local community. The development of the site (4.6 acres) would be subject to the requirements outlined in the EastLake II Planned Community District Regulations and Section 19.48.040(B)(6)(d) of the Chula Vista Municipal Code.

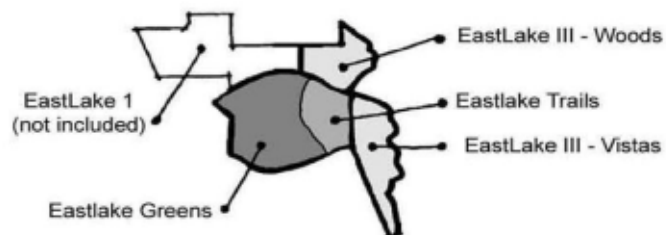
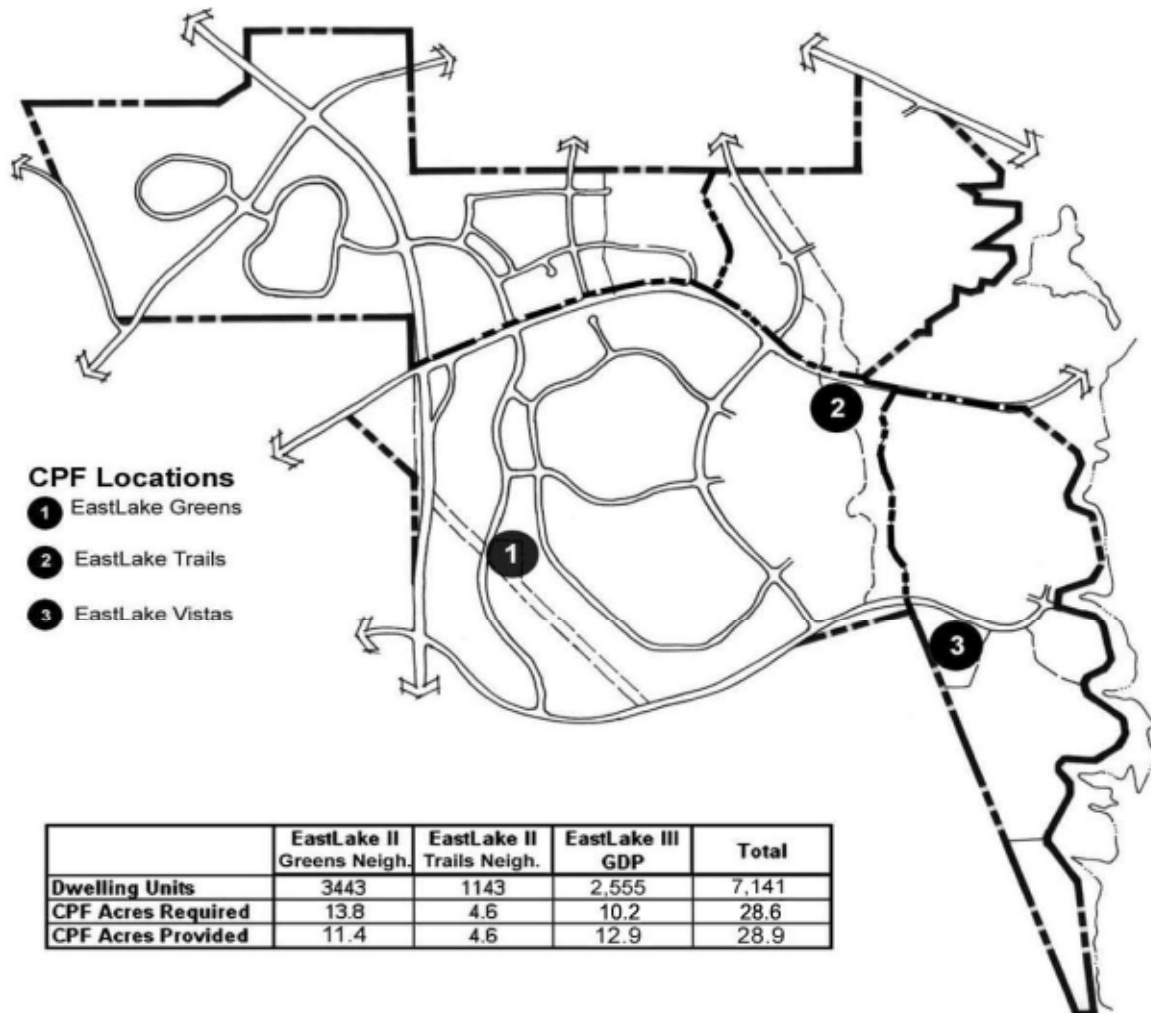
Site 3: This site is located in the EastLake Vistas neighborhood of EastLake III GDP and consists of two parcels totaling 12.9 acres. The EastLake III SPA Plan will refine the exact location and acreage this site.

The sites identified on this Master Plan are, or will be, designated in the Planned Community District Regulations as “CPF” to insure their continued availability pursuant to city requirements.

With the exception of CPF site Nos. 2 and 3, which will include little league ball fields as a conditional use permit, the above mentioned CPF sites could accommodate by conditional use permit the following land uses:

- Boy Scouts, Girl Scouts, and other similar organizations;
- Senior care and recreation;
- Worship, spiritual growth and development, and teaching of traditional family values;
- For profit and non-profit day care facilities that are ancillary to any of the above;
- Private schools that are ancillary to any of the above;
- Interim uses, subject to the findings outlined in Section 19.48.025(E) of the Chula Vista Municipal Code.
- Recreational ball fields not to exceed 35% of the overall CPF acreage requirement for the CPF Master Plan.

# Master Plan of Community Purpose Facilities



**Exhibit 24**

## **II.2.8 Appendices**

# PLANNED COMMUNITY DISTRICT REGULATIONS

## EASTLAKE III

**Adopted July 17, 2001**  
by Ordinance 2839;

**Amended April 23, 2002**  
by Ordinance 2857

**Amended on July 11, 2006**  
by Ordinance 3037,

**Amended April 15, 2008**  
by Ordinance 3112

*Project Sponsor:*  
**Windstar Communities**  
11149 N. Torrey Pines Road, Suite 250  
La Jolla, CA 92037  
Contact: Eric L. Heffner  
(858) 587-2100

*Prepared by:*  
**Bud Gray & Associates**  
2452 Arrowhead Court  
Chula Vista, CA 91915  
Contact: Bud Gray  
(619) 656-801

*Edited by:*  
**KTGY Group, inc.**  
17992 Mitchell South  
Irvine, CA 92614  
Contact: Damian Taitano  
(949) 851-2133

**SECTION II.3  
PLANNED COMMUNITY DISTRICT REGULATIONS**

**TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
<b>II.3.1 General Provisions</b> .....	<b>II.3.1-1</b>
II.3.1.1 Purpose and Scope	
II.3.1.2 Private Agreements	
II.3.1.3 Conflicting Ordinances	
II.3.1.4 Establishment of Land Use Districts	
II.3.1.5 Adoption of Land Use Districts Map and Development Regulations	
II.3.1.6 Amendments to the Land Use Districts Map	
II.3.1.7 Clarification of Ambiguity	
II.3.1.8 Effect of Regulations	
II.3.1.9 Definitions of Terms	
II.3.1.10 General Design Review Requirements	
<b>II.3.2 Land Use Districts Map</b> .....	<b>II.3.2-1</b>
II.3.2.1 Adoption of the Land Use Districts Map	
II.3.2.2 Minor Amendments to the Land Use District Map	
II.3.2.3 Special Implementation Provisions	
<b>II.3.3 Residential Districts</b> .....	<b>II.3.3-1</b>
II.3.3.1 Purpose	
II.3.3.2 Residential District Categories/Intent	
II.3.3.4 Permitted and Conditional Uses	
II.3.3.4 Property Development Standards	
II.3.3.5 Accessory Buildings and Uses	
II.3.3.6 Walls and Fences	
II.3.3.7 Recreational Vehicles	
II.3.3.8 Performance Standards	
<b>II.3.4 Commercial Districts</b> .....	<b>II.3.4-1</b>
II.3.4.1 Purpose	
II.3.4.2 Permitted and Conditional Uses	
II.3.4.3 Accessory Uses and Buildings	
II.3.4.4 Property Development Standards	
II.3.4.5 Outdoor Storage and Sales Areas	
II.3.4.6 Trash Storage	
II.3.4.7 Wall Requirements	
II.3.4.8 Landscaping	
II.3.4.9 Performance	

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>II.3.5 Public, Quasi-Public, Open Space and Parks Districts</b> .....	II.3.5-1
II.3.5.1 Purpose	
II.3.5.2 Permitted and Conditional Uses	
II.3.5.3 Property Development Standards	
II.3.5.4 Accessory Uses and Buildings	
II.3.5.5 Performance Standards	
<b>II.3.6 Special Uses and Conditions</b> .....	II.3.6-1
II.3.6.1 Purpose	
II.3.6.2 Temporary Uses and Special Events	
II.3.6.3 Home Occupations	
II.3.6.4 Recreational Facilities	
<b>II.3.7 Community Purpose Facility Sites</b> .....	II.3.7-1
II.3.7.1 Purpose	
II.3.7.2 Facility Sites	
II.3.7.3 Permitted and Conditional Uses	
II.3.7.4 Property Development Standards	
<b>II.3.8 Comprehensive Parking Regulations</b> .....	II.3.8-1
II.3.8.1 Purpose	
II.3.8.2 Size and Access Requirements	
II.3.8.4 Number of Spaces Required for Designated Land Use	
II.3.8.5 General Provisions	
II.3.8.6 Parking Screening Requirements	
II.3.8.7 Parking Area Landscaping	
II.3.8.8 Parking Area Lighting	
II.3.8.9 Parking Area Front Setback	
<b>II.3.9 Comprehensive Sign Regulations</b> .....	II.3.9-1
II.3.9.1 Purpose	
II.3.9.2 Sign Permit Required	
II.3.9.3 Applicant Contents	
II.3.9.4 Sign Permit Exceptions	
II.3.9.5 Political Signs	
II.3.9.6 Real Estate Signs	
II.3.9.7 Off-premises Temporary, Open House Real Estate Signs	
II.3.9.8 Prohibited Signs and Lighting	
II.3.9.9 Residential Sign Regulations . . .	
II.3.9.10 Commercial Sign Regulations	
II.3.9.11 PQ/CPF/OS/P Sign Regulations	
II.3.9.12 Sign Maintenance and Construction Standards	

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
II.3.9.13 Temporary Signs	
II.3.9.7 Signs Relating to Inoperative Activities	
II.3.9.8 Enforcement, Legal Procedures and Penalties	
<b>II.3.10 Legislative Procedures</b> .....	<b>II.3.10-1</b>
II.3.10.1 Purpose	
II.3.10.2 Adoption of Planned Community District Regulations	
II.3.10.3 Amendments	
<b>II.3.11 Administrative Procedures, Conditional Uses and Variances</b> .....	<b>II.3.11-1</b>
II.3.11.1 Purpose and Intent	
II.3.11.2 Zoning Administrator Authority	
II.3.11.3 Design Review Committee	
II.3.11.4 Design Review - Appeals	
II.3.11.5 Site Plan and Architectural - Approval	
II.3.11.6 Site Plan and Architectural - Appeals	
II.3.11.7 Conditional Use Permit	
II.3.11.8 Conditional Use Permit - Appeals	
II.3.11.9 Variance	
II.3.11.10 Variance Appeals	
<b>II.3.12 Exceptions and Modifications</b> .....	<b>II.3.12-1</b>
II.3.12.1 Height Limitation Exceptions	
II.3.12.2 Projections into Required Yard Permitted	
II.3.12.3 Scenic Highway setback Encroachments	
<b>II.3.13 Enforcement</b> .....	<b>II.3.13-1</b>
II.3.13.1 Enforcement by City Officials	
II.3.13.2 Actions Deemed Nuisance	
II.3.13.3 Remedies	
II.3.13.4 Penalties	

## LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table A Land Use Districts Definitions . . . . .	II.3.1-3
Table B Permitted Use Matrix - Residential Districts . . . . .	II.3.3-4
Table C Property Development Standards - RL Group Residential Districts . . . . .	II.3.3-7
Table D Property Development Standards - RE Group Residential Districts . . . . .	II.3.3-8
Table E Property Development Standards - RS & RP Group Residential Districts . . . . .	II.3.3-9
Table F Property Development Standards - RC & RM Group Residential Districts . . . . .	II.3.3-10
Table G Single Family Detached Allowable Building Area . . . . .	II.3.3-11
Table H Exterior Noise Limits . . . . .	II.3.3-16
Table I Interior Noise Limits . . . . .	II.3.3-16
Table J Permitted Use Matrix - Commercial Districts . . . . .	II.3.4-4
Table K Permitted Use Matrix - Public, Quasi-Public, Open Space & Park Districts . . . . .	II.3.5-4
Table L CPF - Property Development Standards . . . . .	II.3.7-3
Table M Off-street Parking Requirements . . . . .	II.3.8-5
Table N Handicap Parking Requirements . . . . .	II.3.8-6

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
PC-1 Land Use Districts Map . . . . .	II.3.2-3
PC-2 Building Siting Plans for RL1 District . . . . .	
PC-3 Parcel WR-1 Accessory Structures Standards . . . . .	



## **SECTION II.3 PLANNED COMMUNITY DISTRICT REGULATIONS**

### **II.3.1        General Provisions**

- II.3.1.1        Purpose and Scope
- II.3.1.2        Private Agreements
- II.3.1.3        Conflicting Ordinances
- II.3.1.4        Establishment of Land Use Districts
- II.3.1.5        Adoption of Land Use Districts Map and Development Regulations
- II.3.1.6        Amendments to the Land Use Districts Map
- II.3.1.7        Clarification of Ambiguity
- II.3.1.8        Effect of Regulations
- II.3.1.9        Definitions of Terms
- II.3.1.10       General Design Review Requirements

### **II.3.1.1 Purpose and Scope**

For the purpose of promoting and protecting the public health, safety and welfare of the people of the city of Chula Vista, to safeguard and enhance the appearance and quality of development in the EastLake III (EastLake Vistas and EastLake Woods) Sectional Planning Area (SPA) of the EastLake III General Development Plan (GDP) area, and to provide the social, physical and economic advantages resulting from comprehensive and orderly planned use of land resources, these Planned Community District Regulations defining land use districts and regulations within those districts are hereby established and adopted pursuant to Title 19 (Zoning Ordinance) of the Chula Vista Municipal Code (CVMC), specifically Chapter 19.48 P-C Planned Community Zone.

The EastLake III Planned Community District Regulations are intended to:

- Ensure that the SPA Plan(s) is prepared and implemented in accordance with the provisions of the EastLake III GDP.
- Implement the Chula Vista General Plan for the Eastern Territories.
- Promote the orderly planning and long term phased development of the EastLake III GDP area.
- Establish conditions which will enable EastLake III and its component SPA(s) to exist in harmony within the larger community.

### **II.3.1.2 Private Agreements**

The provisions of this ordinance are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions contained within these Planned Community District Regulations.

### **II.3.1.3 Conflicting Ordinances**

Whenever the provisions of this ordinance impose more, or less, restrictive regulations upon construction or use of buildings and structures, or the use of lands/premises than are imposed or required by other ordinances previously adopted, the provisions of this ordinance or regulations promulgated hereunder shall apply.

### **II.3.1.4 Establishment of Land Use Districts**

In order to classify, regulate, restrict and separate the use of land, buildings and structures, and to regulate and limit the type, height and bulk of buildings and structures in the various districts, and to establish the areas of yards and other open space areas abutting and between buildings and

structures, and to regulate the density of population, the EastLake III GDP area is hereby divided into the following Land Use Districts:

Table A  
EASTLAKE III LAND USE DISTRICTS DEFINITIONS

SYMBOL	PC LAND USE NAME	PURPOSE & GENERAL DEFINITION
RL1	Low Density Residential	For Single Family Residential buildings in excess of 3,200 square feet on a minimum lot size of 20,000 square feet
RL2	Low Density Residential	For Single Family Residential buildings in excess of 2,900 square feet on a minimum lot size of 13,500 square feet
RL3 & RL4	Low Density Residential	For Single Family Residential with minimum lot size of 10,000 square feet
RE1	Estate Residential	For Single Family Residential with minimum lot size of 8,000 square feet
RE2 & RE3	Estate Residential	For Single Family Residential with minimum lot size of 7,000 square feet
RS1	Single Family Residential	For Single Family Residential with minimum lot size of 6,000 square feet
RS2 & RS2-A	Single Family Residential	For Single Family Residential with minimum lot size of 5,000 square feet
RP1	SFD/Planned Unit Residential	For Single Family Residential with minimum lot size of 4,200 square feet
RP2	SFD/Planned Unit Residential	For Single Family Residential with minimum lot size of 3,150 square feet.
RC	Condominium Residential	For Single Family/Multi-Family Residential intended for housing ranging from 8 units/acre to 15 units/acre including small lot single family, alley and duplex product types
RM	Multi-family Residential	For Multi-Family Residential intended for housing at densities of 15 units/acre and greater
RM-1	Multi-Family Residential	For Multi-Family Residential intended for housing at densities of 15 units/acre and greater
VC	Village Commercial	For Village Commercial for commercial uses such as, but not limited to, retail shops, professional offices and service commercial
TC	Tourist Commercial	For Tourist/Visitor Commercial for commercial activities such as retail shops, services, activities and accommodations oriented to visitors
PQ	Public and Quasi-Public	For Public and Quasi-Public for uses such as schools, utilities, public safety facilities and similar uses owned and operated by public or quasi-public agencies or organizations
OS/P	Open Space & Park	For Open Space/Park for developed or usable open space and park uses, and may include naturalized open space
OS	Open Space	For non-improved, naturalized or undisturbed open space
CPF	Community Purpose Facility	For Community Purpose Facility for uses established pursuant to the Community Purpose Facilities requirements of the Chula Vista (P-C) Planned Community Zone

### **II.3.1.5 Adoption of Land Use Districts Map and Development Regulations**

Land Use Districts and Land Use District boundaries are established and adopted by ordinance as shown, delineated and designated on the EastLake III GDP/SPA Land Use Districts Map (see Exhibit PC-1) of the city of Chula Vista. This map, together with all notations, references, data, district boundaries and other information thereon, are made an integral part of these EastLake III Planned Community District Regulations and adopted concurrently herewith.

### **II.3.1.6 Amendments to the Land Use Districts Map**

Changes to the Land Use Districts and Land Use District boundaries of the land use districts shall be processed as a SPA amendment and adopted by Ordinance as provided in Section II.3.9.3 of this Planned Community District Regulations.

### **II.3.1.7 Clarification of Ambiguity**

If ambiguity arises concerning the proper classification of a particular land use within the meaning and intent of this Ordinance, or if ambiguity exists with respect to height, yard requirements, area requirements or land use district boundaries as set forth herein, it shall be the duty of the Zoning Administrator to ascertain all pertinent facts concerning such ambiguity and forward said findings and recommendations to the Planning Commission, or on appeal, to the City Council. If approved by the Commission, or on appeal, by the City Council, the established interpretation shall govern thereafter.

Should any provision of these regulations conflict with the regulations of the Municipal Code, the requirements herein shall apply.

### **II.3.1.8 Effect of Regulations**

The provisions of this Ordinance governing the use of land, buildings, structures, the size of yards abutting buildings and structures, the height and bulk of buildings, the density of population, the number of dwelling units per acre, standards of performance, and other provisions are hereby declared to be in effect upon all land included within the boundaries of each and every land use district established by these Planned Community District Regulations.

### **II.3.1.9 Definitions of Terms**

For the purposes of this ordinance, certain words, phrases and terms used herein shall have the meaning, assigned to them by Title 19 of the City of Chula Vista Municipal Code, including SPA amendment, Conditional Use Permit, Variance, Site Plan and Architectural Review.

The use of the term “Administrative”, such as in Administrative Review, Administrative Process, Administrative Update, or other similar combinations, refers to a process of the Chula Vista Zoning Administrator.

The terms minimum lot size and minimum pad size refers to the minimum legal lot size and the minimum size of the useable area within a lot respectively. The useable area of a lot is the area flatter than 5:1 and includes minor berms and swales for on-site drainage.

When consistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word "shall" is mandatory; the word "may" is permissive.

Any aspect of land use regulation within the EastLake III GDP area not covered by these district regulations or subsequent plan approvals shall be regulated by the applicable chapter of the CVMC.

#### **II.3.1.10 General Design Review Requirements**

Design Review for certain land uses is required by either the Zoning Administrator or the Design Review Committee as follows:

A Zoning Administrator Review required for:

- Design Review for Residential Land Use Districts targeted for planning areas having lots < 7,000 sq. ft.
- Site Plan and Architectural Review for Residential Land Use Districts targeted for lots > 20,000 sq. ft.
- Public/Quasi-Public Facility Projects

B. Design Review Committee Required for:

- Multi-Family Projects greater than 5 units
- Commercial Projects
- Items referred by Zoning Administrator or appealed to the Design Review Committee.

## **II.3.2 Land Use Districts Map**

II.3.2.1 Adoption of the Land Use Districts Map

II.3.2.2 Minor Amendments to the Land Use District Map

II.3.2.3 Special Implementation Provisions

Land Use Districts Map

### **II.3.2.1 Adoption of the Land Use Districts Map**

This chapter consists of the Land Use Districts (Zoning) Map for the EastLake III GDP area included in a reduced form as Exhibit PC-1. The original EastLake III GDP Official Land Use Districts Map shall be kept on file with the City Clerk and shall constitute the original record. A copy of said map shall also be filed with the City Planning Department.

### **II.3.2.2 Minor Amendments to the Land Use District Map**

The land use district boundaries shown on the map are intended to coincide with proposed streets, alleys or lot lines. Minor amendments to these boundaries resulting from the relocation of a boundary street, alley or lot line by the approval of a tentative or final subdivision map shall be incorporated in the Land Use Districts Map as an administrative matter.

### **II.3.2.3 Special Implementation Provisions**

The Community Purpose Facility site (CPF District) is designated within the development area shared with high density residential uses (RM District), as shown on the Land Use Districts Map. In order to assure that both uses will be properly implemented, a conceptual site plan demonstrating the viability of both uses shall be required prior to development of either use. A Design Review submittal prepared for development approval of either use shall include a conceptual depiction of the second use within the overall development area and demonstrate both uses can be developed in accordance with applicable development standards and design requirements. The configuration of the two parcels may be adjusted providing the required CPF acres is maintained.

The purpose of the companion conceptual plan for the area not included in the Design Review package is to determine if the approval of the application will be compatible with expected future development. The Conceptual Plan will include at least a depiction of circulation, parking areas, building areas, and pedestrian circulation in the same scale as the Design Review site plan being reviewed. Approval of a Design Review accompanied by the conceptual plan will not be construed as an “in effect approval” of the conceptual plan.

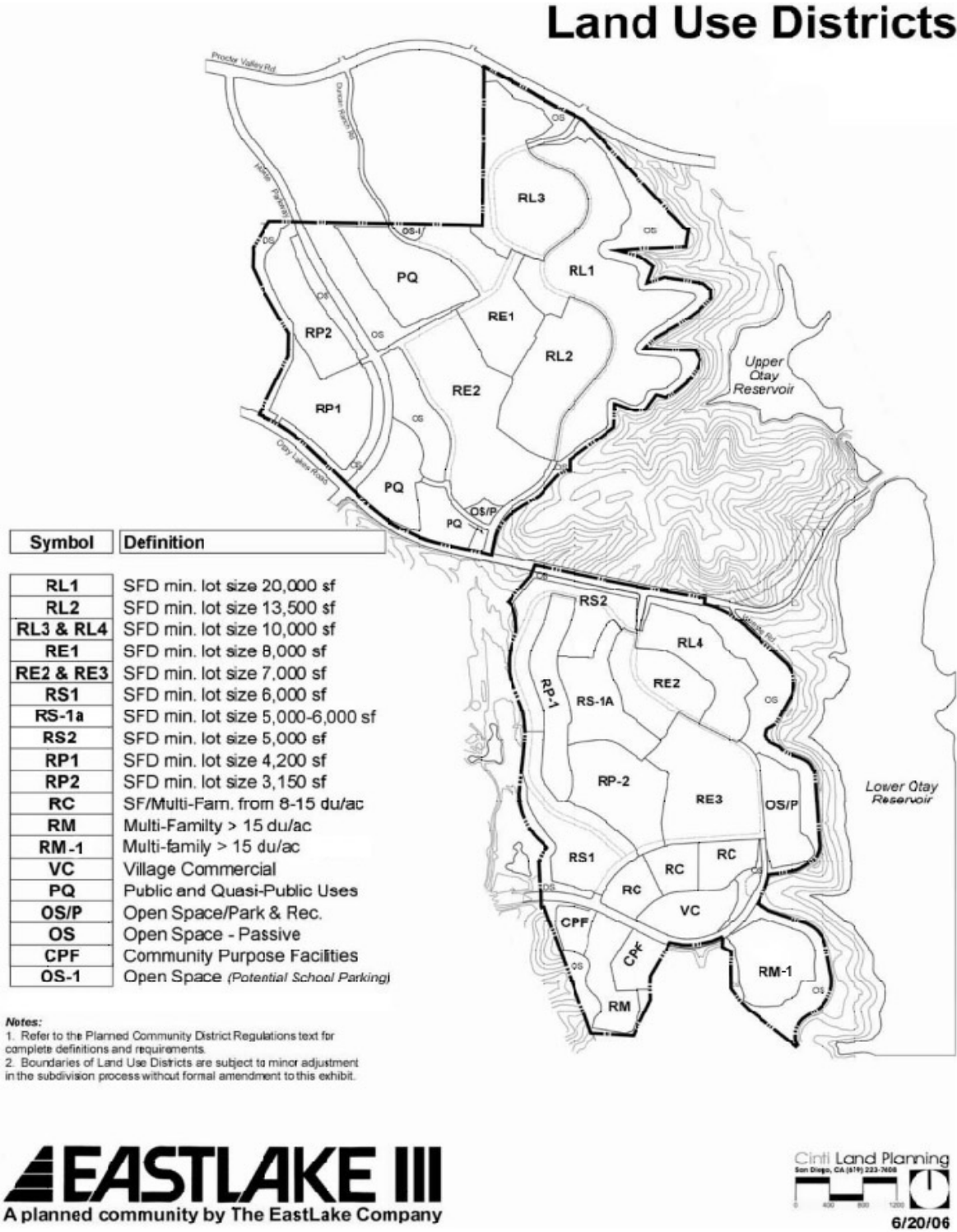


Exhibit PC-1



## **II.3.3 Residential Districts**

- II.3.3.1 Purpose
- II.3.3.2 Residential District Categories/Intent
- II.3.3.4 Permitted and Conditional Uses
- II.3.3.4 Property Development Standards
- II.3.3.5 Accessory Buildings and Uses
- II.3.3.6 Walls and Fences
- II.3.3.7 Recreational Vehicles
- II.3.3.8 Performance Standards

### **II.3.3.1 Purpose**

The purpose of the EastLake III Residential Districts is to achieve the following:

- To implement the residential policies of the EastLake III General Development Plan.
- To reserve appropriately located areas for family living at a broad range of dwelling unit densities consistent with the EastLake III General Development Plan and with sound standards of public health, safety and welfare.
- To ensure adequate light, air, privacy and open space for each dwelling unit.
- To minimize the effects of traffic congestion and to avoid the overloading of public services and utilities by phasing, construction of buildings in relation to the land area around them and available infrastructure.
- To protect residential properties from noise, illumination, unsightliness, odors, smoke and other objectionable influences.
- To facilitate the provision of utility service and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

### **II.3.3.2 Residential District Categories/Intent**

Three basic residential development types are anticipated in EastLake III: a range of low density/large lot single family detached homes, standard single family detached homes and attached/multi-family units.

- The RL district group identifies large lot (10-20,000 square foot average lot sizes) development areas.
- The three single family land use district groups, RE, RS and RP, are utilized to distinguish single family detached units in traditional density ranges (8,000 square foot and smaller lots).
- Three attached/multi-family districts are also established, RC, RM and RM-1. The RC district is intended to accommodate typical single family attached and multi-family units ranging from duplexes to townhouses, as well as innovative housing products, falling in the range of 8 to 15 dwelling units per acre (du/ac). The typical housing product in the RM district is intended to include stacked units and group parking which would be expected at densities greater than 15 du/ac. The RM-1 district applies only to the Windstar Pointe Project Resort project. The RM-1 district is similar to the RM district, but intended to allow for additional flexibility in development standards.

#### II.3.3.4 Permitted and Conditional Uses

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

“P”	=	Permitted.
“C”	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
“CC”	=	Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.
“ZA”	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
“a”	=	Permitted Accessory Use to a Permitted or Conditional Use.
“I”	=	Permitted Interim Use.
“N”	=	Use Not Permitted.

The group headings RL, RE, RS and RP on the matrix identify permitted and conditional uses for each of the land use districts in the respective group and are used to identify their respective land use district groups throughout these regulations.

Table B  
**PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS**

LAND USE	ZONING DISTRICT				
	RL/RE	RS	RP	RC/RM	RM-1
<b>Residential Uses:</b>					
Single-family dwelling	P	P	P	a	N
Guest dwelling or accessory living quarters (Sec.19.04.106 CVMC)	ZA <sup>1</sup>	N	N	N	N
Mobile home which is certified under the National Mobile Home Construction and Safety Standards Act of 1974 on individual lots	ZA	ZA	ZA	ZA	N
Group residence or residential dwelling, operated by an organization, association or individual with a paid professional staff, uses may include, but are not limited to, boarding or rooming homes, dormitories and retirement homes	N	N	C	C	N
Duplex dwelling	N	N	P	P	N
Multiple dwellings (3 units and above)	N	N	ZA	P	P
Townhouse dwellings	N	N	P	P	N
<b>Agricultural Uses:</b>					
All types of horticulture, including tree farming	I	I	I	I	I
Agricultural crops or grazing	I	I	I	I	I
Community garden	I	I	I	I	I
<b>Public and Semi-public Uses:</b>					
Day nurseries, daycare schools and nursery schools	N	N	C	C	C
Essential public services, including but not limited to: private school, library, museum, park, public works facility and other civic uses	C	C	C	C	C
Family daycare home, large (subject to Chapter 19.58 CVMC)	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>
Public safety facility such as police or fire station	C	C	C	C	C
Public utility and public service sub-stations, reservoirs, pumping plants and similar installations	C	C	C	C	C
Recreation facility less than 2 acres in size	ZA	ZA	ZA	ZA	ZA
Recreation facility over 2 acres in size	C	C	C	C	C

<sup>1</sup> Permitted by right in the RL1 District. <sup>2</sup> Large Family Daycare Home permit required when located in residential districts.

Table B  
**PERMITTED USE MATRIX – RESIDENTIAL DISTRICTS (cont'd.)**

LAND USE	ZONING DISTRICT				
	RL/RE	RS	RP	RC/RM	RM-1
<b>Home Occupations:</b>					
Home occupations (subject to Section II.3.6.3)	P	P	P	P	P
<b>Other Uses:</b>					
Keeping of up to three (3) dogs and/or three (3) cats (over the age of four months)	P	P	P	P	P
Stables private and public	N	N	N	N	N
Nursing homes per Sec. 19.58.220 CVMC	P	P	P	P	N
Convalescent homes	N	N	N	N	N
Model homes (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA	ZA
Other accessory uses and accessory buildings customarily appurtenant to a permitted use (subject to Chapter 19.58 CVMC)					
- Garden Shelter, Covered Patio, Storage Shelter, Pool House, Greenhouse, or similar yard improvement	a	a	a	a	a
- Guest House without Cooking Facilities	a	N	N	N	N
- Guest House with Cooking Facilities	ZA <sup>1</sup>	N	N	N	N
- Stable	N	N	N	N	N
- Attached & detached garages < 600 sf	a	a	a	a	a
Other temporary uses as prescribed in Section II.3.6.2	C	C	C	C	C
Temporary tract offices and tract signs (subject to Section II.3.6.2, Temporary Uses)	ZA	ZA	ZA	ZA	ZA
Unclassified uses (subject to Chapter 19.54 CVMC)	CC	CC	CC	CC	CC

<sup>1</sup> A Guest House with Cooking Facilities is permitted in the RL District must obtain a Conditional Use Permit from the Zoning Administrator.

### **II.3.3.4 Property Development Standards**

#### **A. General Standards**

The following Property Development Standards shall apply to all land and buildings permitted in their respective residential land use district. The use of the symbol "SP" indicates that the standard is established by the Design Review approval. Refer to Section II.3.10, herein, for Design Review Procedures for all zoning districts.

The use of the symbol "BSP" indicates that the standard is established by the Building Siting Plan as provided for in Section II.3.3.4.F.

The use of the symbol "SP" indicates that the standard is established by the approved Site Plan for the Windstar Pointe Resort Project.

Unless otherwise noted, dimensions and standards are minimums. Minor variations may be permitted subject to Design Review, variance, or tract map approval. Lot widths and depths are typical minimums but may vary slightly with irregularly shaped lots and site specific conditions. Refer to Section II.3.10 Administrative Procedures, for further information regarding processing requirements. Also see Section II.3.11 for exceptions and modifications to these standards.

#### **B. Specific Standards**

See property development standards matrices on the following pages. The intent of the minimum lot size is to indicate the typical minimum useable area ("pad"), even though measurements are to be based on the actual legal lot dimensions and boundaries. Notwithstanding the minimum lot size permitted, the average useable area ("pad") for any Residential Land Use District should be at least equal to the minimum lot size.

#### **C. Water Quality Compliance**

The project shall comply and remain in compliance with the California Water Quality Control Board, San Diego Region (SDRWQCB) Order No. 2001-01 National Pollution Discharge Elimination System (NPDES) No. CAS0108758 Waste Discharge Requirements for Discharges of Urban Runoff from Municipal Separate Storm Systems (MS4s) Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, and the Unified Port District.

Table C

**PROPERTY DEVELOPMENT STANDARDS – RL GROUP RESIDENTIAL DISTRICTS**

DEVELOPMENT STANDARD	ZONING DISTRICT			
	RL1	RL2	RL3	RL4
<b>Lot Criteria:</b>				
Minimum lot area (square feet)	22,000	13,500	10,000	10,000
Maximum lot coverage (%)	BSP	45	50	50
Minimum lot depth (feet)	BSP	120	110	110
Minimum lot width (feet):				
-measured at property line <sup>7</sup>	BSP	115	95	95
-flag lot street frontage	BSP	35	25	25
-knuckle or cul-de-sac street frontage <sup>6</sup>	BSP	40	35	35
<b>Yards and setbacks:*</b>				
Minimum front yard setback:				
-to direct entry garage	BSP	30	25	25
-to side entry garage	BSP	20	20	20
-to main residence	BSP	25	20	20
Minimum side yard setback (feet) <sup>1,4</sup> :				
-to adjacent residential lot (one side/total)	BSP	10/25	7/20	7/20
-distance between detached units	BSP	20	17	17
-to adjacent residential street (corner lot)	BSP	20	20	17
Minimum rear yard setback (feet) <sup>1</sup>	BSP	25	25	25
<b>Building height (stories/feet):</b>	2/30 <sup>5</sup>	2/28	2/28 <sup>2</sup>	2/28 <sup>2</sup>
<b>Parking:</b>				
-minimum on-site spaces (minimum in garage)	6 <sup>7</sup> (2)	2(2)	2(2)	2(2)
-minimum on-street spaces	0	2	2	0
-maximum driveway width at curb (feet)	16	24	24	16 <sup>3</sup>

<sup>1</sup> Side and rear yard setbacks for accessory buildings (Refer to Section II.3.3-5)

<sup>2</sup> Maximum height is 35 feet, if approved by Zoning Administrator.

<sup>3</sup> Maximum width is 24 feet for shared driveway serving more than one primary residence.

<sup>4</sup> The side yard setback for an entry drive trellis or portico may be reduced by 50% subject to Variance approval.

<sup>5</sup> Maximum height may be increased to 3 stories and 35', as defined in Chapter 19.04.038, with Design Review approval.

<sup>6</sup> For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

<sup>7</sup> The four on-site parking spaces in RL1, that are in addition to the two primary spaces, may be in garages, parking bays, or use driveways, providing they do not block ingress and egress of the two primary on-site spaces in garages.

## Additional Notes:

\*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

\*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

Table D

**PROPERTY DEVELOPMENT STANDARDS – RE GROUP RESIDENTIAL DISTRICTS**

DEVELOPMENT STANDARD	ZONING DISTRICT		
	RE1	RE2	RE3
<b>Lot Criteria:</b>			
Minimum lot area (square feet)	8,000	7,000	7,000
Maximum lot coverage (%)	50	50	50
Minimum lot depth (feet)	105	105	108
Minimum lot width (feet):			
-measured at property line <sup>3</sup>	80	70	65
-flag lot street frontage	20	20	20
-knuckle or cul-de-sac street frontage <sup>3</sup>	25	25	25
<b>Yards and setbacks:*</b>			
Minimum front yard setback (feet from back of sidewalk):			
-to direct entry garage	20	20	20
-to side entry garage	15	15	15
-to main residence	15	15	15
Minimum side yard setback (feet) <sup>1,2</sup> :			
-to adjacent residential lot (one side/total)	5/15	5/10	5/10
-distance between detached units	12	10	10
-to adjacent residential street (corner lot)	15	10**	10**
Minimum rear yard setback (feet) <sup>1,3</sup> :	25	20	20
<b>Building height (stories/feet):</b>	2½/28	2½/28	2/28
<b>Parking:</b>			
-minimum on-site spaces (minimum in garage)	2(2)	2(2)	2(2)
-minimum on-street spaces	1	1	1
-maximum driveway width at curb (feet)	24	24	24

<sup>1</sup> Side and rear yard setbacks for accessory buildings (Refer to Section II.3.3-5).

<sup>2</sup> The side yard setback for an entry drive trellis or portico may be reduced by 50%. Subject to Variance approval.

<sup>3</sup> For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

## Additional Notes:

\*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

\*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

\*\*Refer to Section II.2.1.3 for planning interpretation of these setback requirements.



Table E  
**PROPERTY DEVELOPMENT STANDARDS – RS & RP RESIDENTIAL DISTRICTS**

DEVELOPMENT STANDARD	ZONING DISTRICT				
	RS1	RS2	RS1A	RP1	RP2
<b>Lot Criteria:</b>					
Minimum lot area (square feet)	6,000	5,000	5,000-6,000	4,200	3,150
Maximum lot coverage (%)	50	50	50	50	50
Minimum lot depth (feet)	100	100	100	90	70
Minimum lot width (feet):					
-measured at property line. <sup>3</sup>	60	50	50	42	45
-flag lot street frontage	20	20	20	SP	SP
-knuckle or cul-de-sac street frontage <sup>3</sup>	25	25	25	SP	SP
<b>Yards and setbacks:*</b>					
Minimum front yard setback:					
-to direct entry garage	20	20	20	SP	SP
-to side entry garage	15	15	15	SP	SP
-to main residence	15	15	15	SP	SP
Minimum side yard setback (feet) <sup>1,2</sup> :					
-to adjacent residential lot	5/10	5/10	5/10	SP	SP
-distance between detached units	10	10	10	SP	SP
-to adjacent residential street (corner lot)	10**	10**	10**	SP	SP
Minimum rear yard setback (feet) <sup>1,3</sup> :	20	15	15	SP	SP
<b>Building height (stories/feet):</b>					
-main building	2/28	2/28	2/28	2/28	2/28
-accessory building	1/15	1/15	1/15	1/15	1/15
<b>Parking:</b>					
-minimum on-site spaces (minimum in garage)	2(2)	2(2)	2(2)	2(2)	2(2)
-minimum on-street spaces	1	1	1	1	1
-maximum driveway width at curb (feet)	24	24	24	16.5	16.5

<sup>1</sup> Side and rear yard setbacks for accessory buildings (Refer to Section II.3.3-5).

<sup>2</sup> The side yard setback for an entry drive trellis or portico may be reduced by 50%. Subject to Variance approval.

<sup>3</sup> For cul-de-sacs and knuckles the lot width shall be measured at the front setback line.

Additional Notes:

\*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

\*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

\*\*Refer to Section II.2.1.3 for P.C. Interpretation of these setback requirements.

Table F

**PROPERTY DEVELOPMENT STANDARDS – RC & RM RESIDENTIAL DISTRICTS**

DEVELOPMENT STANDARD	ZONING DISTRICT		
	RC	RM	RM-1
<b>Lot Criteria:</b>			
Average lot area (square feet)	SP	SP	SP
Minimum lot area (square feet)	SP	SP	SP
Maximum lot coverage (%)	SP	SP	SP
Minimum lot depth (feet)	SP	SP	SP
Minimum lot width (feet):			
-measured at exterior property line	SP	SP	SP
-flag lot street frontage	SP	SP	SP
-knuckle or cul-de-sac street frontage	SP	SP	SP
<b>Yards and setbacks:*</b>			
Minimum front yard setback <sup>1</sup> :			
-to direct entry garage	20	20	SP
-to side entry garage (single story)	20	20	SP
-to main residence	20	20	SP
-to accessory structures	20	20	SP
Minimum side yard setback (feet) <sup>1</sup> :			
-to adjacent residential lot	20	20	SP
-distance between detached units	20	20	SP
-to adjacent residential street (corner lot)	20	20	SP
Minimum rear yard setback (feet) <sup>1</sup> :	20	20	SP
<b>Building height (stories/feet):</b>	2.5/35	3/35	4/50 <sup>3</sup>
<b>Parking spaces:</b>			
Single family dwelling unit (garage spaces)	2 <sup>2</sup>	2 <sup>2</sup>	NA
Multiple dwellings:			
-per studio unit	1	1	1
-per 1 bedroom unit	1½	1½	1½
-per 2 bedroom unit	2	2	2
-per 3 bedroom unit	2½	2½	2½

<sup>1</sup> Yard setbacks indicated are to the exterior property line of the parcel. Setbacks to interior property lines are subject to Design Review Approval.

<sup>2</sup> Option: 1 car garage and 1 carport with Design Review approval.

<sup>3</sup> Architectural feature may be up to 65' in height in accordance with Section II.3.12.1. The measurement of height as defined in CVMC Section 19.04.38.

## Additional Notes:

\*Refer to Section II.3.3.4C for allowable building area for each Land Use District.

\*Refer to Section II.3.3.4F for special setbacks for Scenic Highways.

#### D. Allowable Building Area

The allowable building area for each lot shall be as permitted in the table below. The maximum building area for single family detached and attached products shall be that permitted by FAR factor multiplied by the lot area or the listed maximum building square footage, which ever is greater. The maximum building area for RC and RM Districts shall be shown on an approved Site Plan. Homeowner additions shall be permitted only where consistent with these standards. A three hundred square foot maximum, open (partially covered and open on three sides) patio shall be permitted on each residential lot and shall be exempt from inclusion in this calculation. Additional building area may be approved by Design Review for projects deemed by the Zoning Administrator to have extraordinary design details and features.

Table G  
**SINGLE FAMILY RESIDENTIAL ALLOWABLE BUILDING AREA**

ZONING DISTRICT	MAXIMUM (FAR)	MAXIMUM BUILDING AREA
RL1	.45	FAR only
RL2	.50	8,000 SF
RL3 & RL4	.50	6,400 SF
RE1	.50	5,600 SF not to exceed .60
RE2 & RE3	.50	4,500 SF not to exceed .70
RS1 & RS1A	.50	3,900 SF not to exceed .70
RS2	.50	3,600 SF not to exceed .70
RP1	.55	2,900 SF not to exceed .70
RP2	.55	2,550 SF not to exceed .70

#### E. Building Siting Plan for RL1 District

Yard setbacks for lots in the RL1 district shall be established by a Building Siting Plan (BSP). The general requirements and intent is established by the exhibit included herein as Exhibit PC-2, Building Siting Plan. The BSP shall identify the “front” yard of each lot and establish minimum setback distances for all yards with respect to adjacent property lines. Refined supplemental updates to the Building Siting Plan, with dimensions more precisely defined for each lot, shall be submitted to the Zoning Administrator concurrent with submittal of any tentative subdivision map within this district. Following tentative map approval, the accompanying BSP shall be approved by the Zoning Administrator per Section II.3.10.2 herein, if it is found otherwise consistent with the purpose and intent of these regulations, shall be included in this document as a replacement to Exhibit PC-2. Following approval, the BSP shall be utilized to determine compliance with setback standards of the

RL1 district. Modifications to the BSP for consistency with a final map may be approved by the Zoning Administrator using the same procedure as the initial approval; modification of the setbacks on an individual lot is permitted with Design Review approval.

F. Special Parking Provisions

1. Group Parking Standards for RC, RM, & RM-1 Districts: Parking requirements for the RC, RM and RM-1 districts include three-tenths space per unit for guest parking. If more than one space per dwelling unit is assigned to specific dwelling units, the required guest parking spaces shall be marked and clearly identified as guest parking. The guest parking spaces shall not be permitted to be assigned to the individual dwelling units.
2. Parking Standards for Affordable and Age-Restricted Housing: Parking standards may be reduced from that specified for the RS, RP, RC, RM, or RM-1 Districts, for projects which are restricted to Affordable and Senior Citizens (age 62 and above) housing. Such a reduction shall be at the discretion of the City Council through the Conditional Use Permit procedure (Chapter 19.14.060 *et. seq.* CVMC). A parking study shall be prepared by a registered traffic engineer to ensure adequate parking will be provided.
3. Three Car Garages: Direct entry three car garages (garage doors facing the street) are permitted within tracts where the average lot size is 6,000 square feet or greater. Such garages shall be allowed on one-half of the lots within the tract unless a larger number is approved by Zoning Administrator Design Review. These garages shall be placed only on lots with street frontage of sixty feet or greater and the garage portion of the front elevation shall not exceed fifty percent of the street frontage of the lot. Three car garages with tandem spaces or with one or more side entry garage spaces are not restricted and may be constructed on any lot where applicable development standards are met.
4. Four Car and Larger Garages: Four car and larger garages are permitted within the RL, and in RE Districts with Zoning Administrator Design Review. An access of sufficient width to the required on-site parking shall not be counted as a parking area to meet the minimum parking requirements.
5. Criteria for Parking and Panhandle Lots shall be in conformance with 19.22.150 CVMC, Section G-7.

## G. Special Requirements

### 1. Model Homes:

Model homes, their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing the same architectural designs, subject to the regulations of the City of Chula Vista governing said uses and activities. A Conditional Use Permit shall be required for model home sites. Refer to Temporary Uses, Section II.3.6.2.

### 2. Private Streets

Subdivisions which propose private streets varying from adopted EastLake III SPA street standards shall be subject to subdivision approval regardless of the zoning district.

### 3. Building Elevations

A minimum of three front elevations shall be provided for each floor plan on all single family detached residential housing, except custom homes.

### 4. Special Setbacks for Scenic Highways

There shall be a landscaped buffer along the full length of Otay Lakes Road, Hunte Parkway, Wueste Road and Olympic Parkway. This landscape buffer shall average a minimum of 75 feet from the back of curb with a minimum dimension of 50 feet at any point. Residential structures, including fences shall not be permitted within this buffer, except as provided for in Section II.3.12.3 herein for Scenic Highway Setback Encroachments.

## II.3.3.5 Accessory Buildings and Uses

Refer to Exhibits PC-2a-k and PC-3 for Setbacks, Review Processes, General Design Standards, Connection to City Greenbelt Trail, and Slope Planting and Fencing for RL1 District, Parcel WR-1.

Accessory uses and accessory structures that are subordinate to and customarily appurtenant to a permitted use are allowed in accordance with the Permitted Land Use Matrices herein. Accessory buildings and structures, attached or detached, used for living purposes, shall meet all of the requirements for location of the main structure as constructed or required by the district, whichever is less restrictive, except as herein provided.

- A. Enclosed accessory buildings or open structures attached to the main building are subject to approval by the Site Plan and Architectural Review. Such accessory buildings shall not be allowed to encroach into required setbacks, unless permitted by special provisions herein.

- B. Detached accessory structures are subject to the approval of Site Plan and Architectural Review and shall meet the front yard setback requirements of the main building. Detached accessory structures may be located within an interior side yard or rear yard, provided that such a structure is located no closer than five feet to an interior side or rear lot line and is at least six feet from the main structure, and does not exceed one story in height.
- C. Porches, steps and architectural features such as, eaves, awnings, chimneys, balconies, stairways, wing walls, or bay windows may not project more than four feet into any required front or rear yard area, and not into any required side yard setback (provided side yard is 10' or greater) more than one-half of said setback. The width of a porch shall not exceed a distance equal to one-third of the building width, except as may be approved through the applicable Site Plan and Architectural Review or Design Review process. Said porch encroachment shall remain completely open on three sides (or two sides if abutting a structure). No screen or other materials shall be used which have the effect of enclosing the porch structure.

### **II.3.3.6 Walls and Fences**

In any required front yard adjacent to a street, the wall, fence, or hedge shall not exceed 42 inches in height, except as provided herein:

- A. Walls, fences, or hedges not more than six feet in height may be maintained along the interior side or rear lot lines provided that such wall, fence, or hedge does not extend into a required front yard or exterior side yard, except as required by a site specific noise study. Corner cut-off shall be provided, as required by the City Traffic Engineer, whenever necessary for line-of-sight visibility and safety.
- B. Walls, fences or hedges adjacent to a driveway or street providing vehicular access to an abutting lot or street shall not exceed 42 inches in height within the front yard setback area of the lot. Walls in the front yard setback shall be no closer than five feet to the back of front sidewalk. Corner cut-offs may be required to maintain a reduced height in special circumstances for safety and visibility as determined by the City Engineer.
- C. Fiberglass, bamboo sheeting, chain link, chicken wire or similar temporary material shall not be permitted as a fencing material. Plexiglass is permitted for view purposes, except in the front yard, subject to approval of the Zoning Administrator.
- D. Walls adjacent to corner lot side yards shall be constructed of masonry or stucco in accordance with community fencing standards. Wood fences are prohibited in this location.
- E. A privacy fence on top of a retaining wall along the interior property line shall not exceed a combined height of 8 feet, unless separated by a horizontal distance of a minimum four foot landscaped area.

### **II.3.3.7 Recreational Vehicles**

The parking or storage of recreational vehicles on streets or in areas visible from the street, an adjacent residential or open space lot, for purposes other than loading and unloading, shall be prohibited. Recreational vehicles that are completely screened from all public view may be parked within a residential yard.

### **II.3.3.8 Performance Standards**

The following performance standards shall be met in all Residential Districts:

- A. Equipment: air conditioners, antennas, satellite dishes, ham radio antennas, solar panels, heating, cooling, ventilating, equipment and all other mechanical lighting, or electrical devices shall be operated and located so that they do not disturb the peace, quiet and comfort of neighboring residents and shall require the prior approval of the Zoning Administrator. This equipment shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment shall not exceed the maximum height of the zone in which they are located.
- B. Landscaping: front and exterior side yards requiring, landscaping shall consist predominantly of trees, plant materials, ground cover and decorative rocks, except for necessary walks, drives and fences. Drought tolerant landscaping is encouraged. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Landscaping requirements may be met by either builder or developer installation, or for single-family development, by requiring through CC&Rs or other restrictions, that individual homeowners install their front yard landscaping within one year of occupancy.
- C. Utilities: all utility connections shall be coordinated with the site's architectural elements so as not to be exposed, except where required by utility provider. Pad-mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment as approved by each utility. Power lines and cables, except for temporary use, shall be installed underground.
- D. Exterior Noise: the acceptable outdoor noise exposure level, measured at the property line, for each residential district is given below. (See Chapter 19.66 CVMC for definitions and additional details.)

Table H

**EXTERIOR NOISE LIMITS**

<b>RECEIVING LAND USE DISTRICT</b>	<b>7 a.m. – 10 p.m.</b>	<b>10 p.m. – 7 a.m.</b>
RL, RE, RS, RP	55 dBA	45 dBA
RC, RM	60 dBA	50 dBA
-for environmental noise value is $L_{eq}$ in any hour -for nuisance noise value is not to be exceeded at any time		

- E. Interior Noise: the maximum permissible dwelling unit interior noise levels are given as follows:

Table I  
**INTERIOR NOISE LIMITS**

<b>TIME INTERVAL</b>	<b>ANYTIME</b>	<b>1 Min. in 1 Hour</b>	<b>5 Min. in 1 Hour</b>
7 a.m. – 10 p.m.	55 dBA	50 dBA	45 dBA
10 p.m. – 7 a.m.	45 dBA	40 dBA	35 dBA

- F. Energy Conservation: buildings shall be located on the site to provide adjacent buildings adequate sunlight for solar access, when practical. Buildings should be designed to minimize energy consumption requirements, including, but not necessarily limited to, consideration of the following conservation considerations:

- Co-generation
- South facing windows
- Eave coverage for windows
- Double glazed windows
- Earth berming against exterior walls
- Greenhouses
- Deciduous shade trees on southerly and westerly exposures

- G. Special Standards - RC, RM, and RM-1 Districts

In the RC, RM, and RM-1 Districts, when developed with multi-family uses including the conversion of apartments to condominiums where permitted, the following performance standards shall be met:



1. Masonry walls or fences six feet in height, from the highest finished grade, shall be required where needed for noise attenuation as shown on the Wall and Fencing Plan in an EastLake III SPA Plan or Design Guidelines or as required by a site specific noise study.
2. When other residential districts are adjacent to the RC or RM district, a minimum of fifteen feet of landscaped area shall be provided on the multi-family lot between such uses. Trees shall be provided in the amount of one 24-inch box tree per thirty linear feet of common lot line.
3. Conveniently located common laundry facilities shall be provided for units which do not have individual hook-ups.
4. Conveniently located and well-screened enclosures for trash and recyclables shall be provided for all dwelling units, unless provided per unit.
5. Recreational vehicle (including campers, boats and trailers) parking areas fully screened from view of the development, shall be provided in all multi-family developments or these developments shall prohibit all parking of recreational vehicles.
6. A minimum of eighty cubic feet of lockable, enclosed storage shall be provided in the carport area. Substitutions may be approved by the Zoning Administrator.

## **II.3.4 Commercial Districts**

- II.3.4.1 Purpose
- II.3.4.2 Permitted and Conditional Uses
- II.3.4.3 Accessory Uses and Buildings
- II.3.4.4 Property Development Standards
- II.3.4.5 Outdoor Storage and Sales Areas
- II.3.4.6 Trash Storage
- II.3.4.8 Landscaping
- II.3.4.9 Performance Standards

#### **II.3.4.1 Purpose**

Commercial uses in EastLake III are concentrated in the area near the entrance to the Olympic Training Center (OTC) SPA. The commercial district is Village Commercial District (VC) to meet the retail and service needs of the Olympic Training Center, and to a lesser extent, service adjacent development.

The Commercial District is included in the Planned Community District Regulations to achieve the following:

- To provide areas for office uses, retail stores and service establishments offering commodities and services required by residents of the local area and visitors to the OTC.
- To provide an opportunity for commercial and tourist/visitor oriented uses and facilities.
- To encourage commercial and residential uses concentrated for the convenience of the public and for a more mutually beneficial relationship to each other.
- To provide adequate space to meet the needs of modern commercial activity, including off-street parking and loading areas.
- To protect adjacent residential and public/quasi-public core properties from noise, odor, smoke, unsightliness, and other objectionable influences incidental to industrial uses.
- To promote high standards of site planning, architectural and landscape design for commercial developments within the city of Chula Vista.

### II.3.4.2 Permitted and Conditional Uses

The matrix of land uses on the following pages indicates the relative permissive status using the symbols below.

“P”	=	Permitted.
“C”	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
“CC”	=	Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.
“ZA”	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
“a”	=	Permitted Accessory Use to a Permitted or Conditional Use.
“I”	=	Permitted Interim Use, subject to Conditional Use Permit approval.
“N”	=	Use Not Permitted.

Notwithstanding the uses permitted by the matrix of land uses, the total floor area square footage within the Village Commercial “VC” Land Use District shall not exceed the following maximums:

Retail	65,000 square feet
Office	65,000 square feet
Total all uses	130,000 square feet

Table J  
**PERMITTED USE MATRIX – COMMERCIAL DISTRICTS**

LAND USE	ZONING DISTRICT
	VC
<b>Administrative and Professional Services:</b>	
Business & professional office	P
Financial institution or office	P
Medical, dental & health services and offices (including laboratories)	ZA
Real estate sales office	P
<b>General Commercial Uses:</b>	
Antique shop (no outdoor storage)	P
Apparel store	P
Appliance store, including repair (no outdoor storage)	N
Arcade and electronic games (subject to Chapter 19.58 CVMC)	ZA
Art, music and photographic studio or supply store	P
Athletic and health club	C
Automobile and/or truck services, sales, rental agencies, car wash (subject to Chapter 19.58 CVMC)	N
Bakery, retail	P
Barber and beauty shop	P
Bicycle shop, non-motorized	P
Blueprint and photocopy services	P
Books, gifts and stationery store	P
Cabaret, live entertainment	N
Candy store or confectioner	P
Catering establishment	P
Cleaners	P
Cocktail lounge, bar or tavern, including related entertainment	N
Commercial recreation facilities not otherwise listed (subject to Chapter 19.58 CVMC)	C
Electronics store, including sales and repair (< 10 ksf)	P

Table J  
**PERMITTED USE MATRIX – COMMERCIAL DISTRICTS (cont'd.)**

LAND USE	ZONING DISTRICT
	VC
Equipment rental (enclosed in building)	I
Fast food restaurants with drive-in or drive-through (subject to Chapter 19.58 CVMC)	C
Feed and tack store (no outside storage); (subject to Chapter 19.58 CVMC)	P
Florist shop	P
Specialty Market, drug store or pharmacy (< 25 ksf)	P
Furniture, carpet or home furnishing store (<10 ksf)	P
Gasoline service station (subject to Chapter 19.58 CVMC) with or without car wash	C
Hardware or home improvement store (<10 ksf)	P
Hobby shop	P
Hotel or motel and accessory uses, including restaurant, bar, shops and services (subject to Chapter 19.58 CVMC)	N
Janitorial services/supplies	N
Jewelry store	P
Junior department or department store, discount or membership department store (<10 ksf)	N
Kiosk, including photo sales, located in parking lot	ZA
Laundry (coin-operated)	P
Liquor store	C
Mortuary	N
Motorcycle sales and services, including motorized bicycles (subject to Chapter 19.58 CVMC)	N
Newspaper and magazine store	P
Nursery or garden supply store in enclosed area	C
Office supplies/stationery store	P
Outdoor sales and display (subject to Chapter 19.58 CVMC)	P
Parking facilities, commercial (subject to Chapter 19.58 CVMC)	N
Printing shop	N

Table J  
**PERMITTED USE MATRIX – COMMERCIAL DISTRICTS (cont'd.)**

LAND USE	ZONING DISTRICT
	VC
Recycling drop-off bins (subject to Chapter 19.58 CVMC)	ZA
Restaurant serving alcoholic beverages with entertainment or dancing	C
Restaurant with cocktail lounge or bar serving alcoholic beverages	ZA
Restaurant with incidental serving of beer/wine but without cocktail lounge, bar, entertainment or dancing	P
Restaurant, coffee shop, delicatessen	P
Retail store or shop (<10,000 sf)	P
Sign painting shop (enclosed building)	N
Snack bar or refreshment stand contained within a building	P
Stamp and/or coin shop	P
Swimming pool supply store	P
Television, stereo, radio store, including sales and repair	P
Temporary uses as prescribed in Section II.3.6.2	ZA
Theater, movie or live	N
Tire sales and service	N
Travel agency	P
Veterinary office and/or animal hospital	N
Any other retail business or service establishment supplying commodities or performing services which is determined by the Planning Commission to be of the same general character as the above mentioned permitted retail business or service uses and open during normal business hours of the above uses	P
<b>Public and Semi-public Uses:</b>	
Convalescent home, group care facility	N
Day nursery, daycare school or nursery school	ZA
Educational institution	CC
Essential public services, including but not limited to: library, museum, park, public works facility, post office or other civic use	CC
Public safety facility such police or fire station	CC

Table J  
**PERMITTED USE MATRIX – COMMERCIAL DISTRICTS (cont'd.)**

LAND USE	ZONING DISTRICT
	VC
Public utility and/or public service sub-station, reservoir, pumping plant and similar installation	CC
Recreational facilities, including but not limited to: tennis and swim clubs, basketball, racquetball and handball courts	C
Religious institution	C
<b>Other Uses:</b>	
Unclassified uses (subject to Chapter 19.54 CVMC)	C

### II.3.4.3 Accessory Uses and Buildings

Accessory uses and accessory buildings customarily appurtenant to a permitted use are allowed subject to the requirements of Chapter 19.58 CVMC.

Roof mounted satellite dishes shall be permitted as accessory structures subject to the following standards or conditions:

- A. The dish shall be screened using appropriate matching architectural materials or parapet walls;
- B. Dishes shall be of a neutral color, match the building, or as otherwise approved by the Zoning Administrator;
- C. A building permit shall be required; and,
- D. No advertising material shall be allowed on the satellite dish antenna. Satellite dish antennae containing advertising material shall be considered signs.

### II.3.4.4 Property Development Standards

The property development standards that shall apply to all land and buildings permitted in the Commercial Districts shall be those indicated on an approved site plan submitted and approved pursuant to Chapter 19.14.420 *et. seq.* CVMC.

A Precise Plan shall be required to be prepared and submitted for review and approval for all areas in the Visitor Commercial District. A master precise plan may be prepared for



the entire tourist/visitor commercial area and updated with each significant new project. This precise plan shall establish specific locations for access, buildings, parking, landscaping, signs, *etc.* within the development area. This plan shall be prepared in accordance with City standards, as specified in Chapter 19.14.579 *et seq.* CVMC.

Minimum Property Development Standards for Village Commercial (VC):

Setback from residential structures	50'
Setback from Scenic Highway (from curb)	75'
Maximum Building Height	45'

#### **II.3.4.5 Outdoor Storage and Sales Areas**

Except where otherwise approved on a site plan, permanent outdoor storage areas shall be entirely enclosed by solid walls not less than six feet in height to adequately screen outdoor storage areas. Stored materials shall not be visible above the required walls.

#### **II.3.4.6 Trash Storage**

- A. All developments in the commercial districts shall provide areas for trash storage as determined by the City. These areas shall be enclosed within a minimum five-foot high masonry wall, or higher if deemed necessary in site plan approval, to adequately screen the trash area, built to standards adopted by the city for a freestanding wall and shall be designed to accommodate the trash containers used by the trash service company contracted with the city.
- B. The number of containers required shall be not less than required by the City and sanitary service operator on the site and a specified number by the zoning administrator for all commercial or other uses as determined by the actual use.
- C. Trash areas shall be kept neat and clean.
- D. The precise location of any trash area(s) shall be approved as a part of the site plan.
- E. Recycling Standards shall be as established by the City of Chula Vista from time to time.

#### **II.3.4.7 Wall Requirements**

A six-foot high minimum to a nine-foot maximum, solid masonry wall subject to the provisions of Chapter 19.58.150 CVMC shall be erected along the property line to separate any commercial district from adjacent residential district(s) unless it is determined that such a wall is not necessary or another design is more appropriate on an approved site plan.

#### **II.3.4.8 Landscaping**

Required front and street side yards shall be landscaped. Said landscaping shall consist predominantly of plant materials except for necessary walks and drives. All planting and irrigation shall be in accordance with the City Landscape Manual. All required landscaping shall be permanently maintained in a healthy and thriving condition, free from weeds, trash and debris. Decorative type retaining walls shall be used where exposed to public view.

#### **II.3.4.9 Performance Standards**

- A. The noise level emanating from any commercial use or operation shall not exceed the standards established in the Chula Vista Municipal Code.
- B. All ground mounted mechanical equipment, including heating and air conditioning units, shall be completely screened from public view and surrounding properties by use of a wall or fence, or shall be enclosed within a building. No equipment so screened shall have a height greater than that of the enclosing wall, fence or building. Structural and design plans for any screening required under the provisions of this section shall be approved by the Zoning Administrator.
- C. All roof appurtenances including, but not limited to, air conditioning units, and mechanical equipment shall be shielded and architecturally screened from view from on-site parking areas and adjacent public streets.
- D. Reciprocal ingress and egress, circulation and parking arrangement shall be required to facilitate the ease of vehicular movement between adjoining properties.
- E. All light sources shall be shielded in such a manner that the light is directed away from streets or adjoining properties. Light fixtures should be integrated within the architecture of the building. The intensity of light at the boundary of any commercial district shall not exceed 75 foot-lamberts from a source of reflected light.
- F. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed to public view except where required by utility provider. Pad mounted transformers and/or meter box locations shall be included on the site plan with an appropriate screening treatment such as berms, walls and/or landscaping.
- G. There shall be no emission on any site, for more than one minute in any hour, of air contaminants which, at the emission point or within a reasonable distance of the emission point, are as dark or darker in shade as that designated as No. 1 on the Ringelman Chart as published by the United States Bureau of Mines Information Circular #7718.

- H. No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
- I. Buildings should be located on the site to provide adjacent buildings adequate sunlight for solar access when practical. Buildings should be designed to minimize energy consumption, including but not necessarily limited to the following conservation measures:
- Co-generation
  - South facing windows
  - Eave coverage for windows
  - Earth berming against exterior walls
  - Deciduous shade trees on southerly or westerly orientations
  - Refer to the SPA Design Guidelines for additional design guidelines and criteria

## **II.3.5        Public, Quasi-Public, Open Space and Parks Districts**

- II.3.5.1        Purpose
- II.3.5.2        Permitted and Conditional Uses
- II.3.5.3        Property Development Standards
- II.3.5.4        Accessory Uses and Buildings
- II.3.5.5        Performance Standards

### **II.3.5.1 Purpose**

These districts are intended for public facilities, open space, landscaping, recreation, habitat preservation and public uses. The Public and Quasi-Public (PQ) District is intended for public and quasi-public uses and facilities such as a school, public service facility or similar uses. The Open Space/ Park (OS/P) District is intended for developed park and recreation, or improved open space uses; while the Open Space (OS) District is intended for the preservation of natural or naturalized open space areas. However, the Open Space District identified as "OS-1", may be utilized as a parking facility to serve schools or park facilities, subject to a conditional use permit by the Zoning Administrator, and the specific design guidelines prescribed in Section II.4.3 of the EastLake III Design Guidelines. Uses in each district are limited to those which are consistent or complementary to the primary uses defining the district. There is no lot size limitation and it is intended that these districts may be applied to a portion of a lot, provided that the remainder of the lot meets the requirements for the district which it is designated.

Public, quasi-public, open space/park districts are included in the Planned Community District Regulations to achieve the following purposes:

- Provide focal points for community and neighborhood activities.
- Provide for public/quasi-public and recreational uses.
- Promote natural community linkages among EastLake community components.
- Preserve, enhance and manage natural resources.
- Preserve vistas and conserve viewpoint areas for the enjoyment of future generations.
- Establish edges to help define communities.
- Promote public health and safety.
- Provide recreation and public use opportunities, such as trails and pathways.

**II.3.5.2 Permitted and Conditional Uses**

The matrix of land uses on the following pages indicates the relative permissive status using the following symbols:

“P”	=	Permitted.
“C”	=	Permitted subject to Conditional Use Permit approved by the Chula Vista Planning Commission.
“CC”	=	Permitted subject to Conditional Use Permit approved by the Chula Vista City Council.
“ZA”	=	Permitted subject to Conditional Use Permit by the Zoning Administrator.
“a”	=	Permitted Accessory Use to a Permitted or Conditional Use.
“I”	=	Permitted Interim Use.
“N”	=	Use Not Permitted.

Table K  
**PERMITTED USE MATRIX – PUBLIC, QUASI-PUBLIC, OPEN SPACE/PARK DISTRICTS**

LAND USE	ZONING DISTRICT			
	PQ	OS/P	OS	OS-1
<b>Agricultural Uses:</b>				
All types of horticulture	I	I	N	N
Arboreta - horticultural garden	I	I	N	N
Agriculture, exiting (interim use)	I	I	N	N
Community gardens	I	I	N	N
<b>Public and Semi-public Uses:</b>				
Church or similar religious institution	C	N	N	N
Commercial recreation	C	C	N	N
Essential public services, including but not limited to: schools, libraries, museums, public libraries, museums, public works facilities, cultural arts, interpretive centers and other civic uses	P	C	N	N
Incidental concessions	a	a	N	N
Park and recreation uses, developed per approved SPA plan	P	P	ZA	N
Recreational courts, including but not limited to: tennis, basketball and similar uses	ZA	ZA	N	N
Parking for Public School	P	N	N	ZA
Accessories uses customarily appurtenant to a permitted use, including garden shelters, covered patios, trash enclosures, storage shelters, kiosk, and similar.	a	a	a	a
Utilities, public or private	a	a	a	N
Unclassified uses	C	C	N	N
Temporary uses as prescribed in Section II.3.6.2.	C	C	N	N
<b>Residential Uses:</b>				
Residential development per RL1 District standards	N	N	N	N

### **II.3.5.3 Property Development Standards**

#### **A. Site Planning**

All development proposals in Public, Quasi-Public, and Open Space/Park Districts shall be reviewed on a case-by-case basis to determine appropriate buffering and setbacks. Except as provided herein, required property development standards shall be those shown on an approved site plan. All permanent signs shall be included in the review and specifically approved. Neighborhood and community-level signs included in an EastLake III SPA Plan shall be permitted in areas designated in the SPA Plan.

The following minimum Site Development Standards for all uses and accessory use shall be:

#### **Building Setbacks:**

From property line not abutting a street (minimum)	10'
From property line abutting a local street	20'
From structure abutting a Scenic Highway	75' to curb

Building Height (maximum)	30'
Accessory Structures	15'

#### **B. Landscaping**

All landscaping shall meet the requirements of the City of Chula Vista Landscape Manual.

### **II.3.5.4 Accessory Uses and Buildings**

Accessory uses and accessory buildings customarily appurtenant to and subordinate to a permitted use are allowed in accordance with the Permitted Land Use Matrix herein and Design Review approval.

### **II.3.5.5 Performance Standards**

All uses in Public, Quasi-Public and Open Space/Parks districts shall conform to the performance standards provided in Chapter 19.66 and 19.68 CVMC.



## **II.3.6 Special Uses and Conditions**

- II.3.6.1 Purpose
- II.3.6.2 Temporary Uses and Special Events
- II.3.6.3 Home Occupations
- II.3.6.4 Recreational Facilities

### **II.3.6.1 Purpose**

This section provides additional regulation for special uses and conditions which require special review standards beyond those of the basic land use districts. Temporary uses, home occupations and recreation/amusement facilities are addressed in this section. Where this section prescribes regulation which is more restrictive than that of the Land Use District, the provisions of this section shall apply.

### **II.3.6.2 Temporary Uses and Special Events**

#### **A. Purpose**

The provisions of this section shall apply to uses allowed for a limited amount of time, as specified herein. Temporary uses are subject to Conditional Use Permit by the Zoning Administrator as required for the project.

#### **B. Temporary Uses Listed**

1. Circuses, rodeos, parades or similar outdoor entertainment or enterprises, subject to not more than five days of operation in any calendar year. Requests exceeding these time limitations will require the submittal and approval of a Conditional Use Permit.
2. Christmas tree sales, Halloween pumpkin sales and other holiday sales subject to not more than forty days of site occupation and operation in any calendar year, subject to approval of a temporary special event sales permit.
3. Subdivision sales offices, sales information centers, sales pavilions, and model home complexes and signage located within the subdivision, subject to an Administrative Conditional Use Permit and the following minimum requirements:
  - a. Offices shall be no closer than one vacant lot to an existing dwelling unit not part of the subdivision. Trailers may be used for no more than one hundred-twenty calendar days or until such time as the subdivision sales offices have been completed, whichever is less.
  - b. Trailers used as sales offices for lot sales without model homes may be used for a period greater than one hundred-twenty days, subject to site plan and architectural review approval and the maximum use period listed herein.
  - c. An asphaltic or concrete paved parking lot shall provide a minimum of six parking spaces, including one handicap space to accommodate said use.
  - d. Faithful performance bonding, in an amount appropriate to guarantee removal and/or conversion of the sales office and attendant facilities shall be required.

- e. Other conditions that the Zoning Administrator deems necessary to ensure that the sales office will not constitute or be objectionable to the residential uses in the neighborhood.
4. Outdoor art and craft shows and exhibits, subject to not more than three calendar days of operation or exhibition in any sixty calendar day period subject to approval by the Zoning Administrator of a temporary sales permit.
5. Contractors' offices and storage yards on the site of an active construction project.
6. Mobile home residences for security purposes on the site of an active construction project subject to a Conditional Use Permit by the Zoning Administrator.
7. Seasonal retail sales of agricultural products (fruit and vegetable stands) for periods for less than 90 days, if said products are raised on the premises.
8. Temporary use of properly-designated mobile trailer units for classrooms, offices, banks, *etc.*, for periods not to exceed ninety days subject to Conditional Use Permit by the Zoning Administrator. Requests for such uses of more than ninety days in duration shall require the approval of a Conditional Use permit by the Planning Commission. Such units shall meet all necessary requirements of building, fire and health codes.
9. Charitable or school sponsored drop-off bins for recycling of cans, newspapers, or similar items, or for drop-off of clothes and small items subject to approval of a Conditional Use Permit by the Zoning Administrator. Bins shall be located in the parking lots of businesses or other public or semi-public property on a temporary basis when written permission is granted by the property owner or business owner. Said bins shall be kept in a neat and orderly manner. Collection of bottles, cans and newspapers shall also be regulated by the "Bottle Ordinance."
10. Temporary tract signs for marketing purposes subject to Site Plan Review by the Zoning Administrator.
11. Additional uses determined to be similar to the foregoing in the manner prescribed by these regulations.

C. Permits and Bonds

All temporary uses shall be subject to the issuance of a Conditional Use Permit by the Zoning Administrator and other necessary permits and licenses, including but not limited to, building permits, sign permits and solicitors or vending licenses. In the issuance of such a permit, the Zoning Administrator shall indicate the permitted hours of operation and any other conditions, such as walls, fences or lighting, which are deemed necessary to reduce possible

detrimental effects to surrounding developments and to protect the public health, safety and welfare. Prior to the issuance of a permit for a temporary use, a cash deposit may be required to be deposited with the City. This cash deposit shall be used to defray the costs of property cleanup by the City in the event the permittee fails to do same.

D. Extension or Modification of Limits

Upon written application, the Zoning Administrator may extend the time within which temporary uses may be operated, or may modify the limitations under which such uses may be conducted if the Zoning Administrator determines that such extension or modification is in accord with the purposes of the zoning regulations.

E. Condition of Site Following Temporary Use

Each site occupied by a temporary use shall be left free of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used only in accord with the provisions of the zoning regulations.

F. Fee

The application shall be accompanied by a fee established by the Master Fee Schedule to cover the cost of processing the application prescribed in this section.

### **II.3.6.3 Home Occupations**

Home occupations may be permitted only when in compliance with the conditions listed herein. A permit must be issued by the Zoning Administrator prior to operation of such use. The fee shall be in accordance with the Master Fee Schedule.

- A. There shall be no stock in trade or exterior storage of materials in the conduct of home occupation.
- B. A home occupation shall be conducted entirely within a dwelling; if in an attached or a detached garage, it shall not impede the use of said garage for vehicle storage.
- C. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
- D. No one other than the residents of the dwelling unit may be engaged in the conduct of the home occupation.
- E. There shall be no sale of goods on the premises.

- F. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
- G. There shall be no signs other than those permitted by these regulations.
- H. The required residential off-street parking shall be maintained.
- I. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the land use district in which it is located.
- J. No vehicles or trailers (including pick-up trucks and vans) or construction and other equipment, except those normally incidental to residential use, shall be kept on the site.

#### **II.3.6.4 Recreational Facilities**

Construction of recreation courts, including necessary fencing and lighting, may be permitted subject to Conditional Use Permit approved by the Zoning Administrator and a finding that adjacent properties will not be unduly affected.

Recreation courts shall meet the following minimum standards:

- A. A maximum twenty foot high fence (measured from the finished grade of the court) shall be allowed. Fences shall include a screening material which screens the court activity from off-site view and which improves the appearance of the fence.
- B. Setbacks for the court shall be:
  - Side yard - 10 feet
  - Rear yard - 10 feet or, as prescribed by the Conditional Use Permit approved by the Zoning Administrator.
- C. Maximum of eight lights permitted, mounted at a height not to exceed twenty-two feet. All lights and light fixtures shall be certified by a qualified lighting engineer to:
  - 1. Be designed, constructed, mounted and maintained such that the light source is cut-off when viewed from any point five feet above the ground measured at the lot line.
  - 2. Be designed, constructed, mounted and maintained such that the maximum illumination intensity measured at the wall of any residential building on abutting property shall not exceed ½ foot candle above ambient levels.
  - 3. Be used between 7:00 a.m. and 10:00 p.m.
- D. The surface area of any recreational court shall be designed, painted, colored and/or textured to reduce the reflection from any light incident thereon.
- E. Landscaping shall be installed as required between the fence and the property line.

## **II.3.7        Community Purpose Facility Sites**

- II.3.7.1        Purpose
- II.3.7.2        Facility Sites
- II.3.7.3        Permitted and Conditional Uses
- II.3.7.4        Property Development Standards

### **II.3.7.1 Purpose**

The purpose of the Community Purpose Facility (CPF) District is to implement the provisions of Chapter 19.48.025 CVMC, which requires the provision of land zoned for only CPF uses in an amount based on the anticipated population within a new planned community.

### **II.3.7.2 Facility Sites**

Chapter 19.48.025 CVMC requires 1.39 acres per 1,000 population for Community Purpose Facility (CPF) Sites. An adequate amount of land in the EastLake III GDP area is designated for CPF use, as indicated on both the Site Utilization Plan (see SPA Plan) and on the Land Use Districts Map, herein. The final CPF requirement will be based on the lot count at the Tentative Map stage. Should a CPF acreage adjustment be required, the area(s) zoned CPF on the Land Use Districts Map shall be adjusted to conform with the tentative map approval as an administrative matter per Section II.3.2.1 herein.

### **II.3.7.3 Permitted and Conditional Uses**

Only those uses listed in Chapter 19.48.025 CVMC shall be permitted in the CPF District. All uses shall require approval of a Conditional Use Permit to be established.

### **II.3.7.4 Property Development Standards**

The following property development standards apply to all land and buildings authorized in the CPF District.

#### **A. General Requirements**

The standards in the following table are minimums unless otherwise stated. See Section II.3.11 for exceptions and modifications to these standards.

Table L  
**PROPERTY DEVELOPMENT STANDARDS**

STANDARD	DIMENSION
Lot width (feet) <sup>1</sup>	100
Lot depth (feet) <sup>1</sup>	100
Front yard setback (feet)	20
Side yard setback, each (feet)	20
Rear yard setback (feet)	20
Building height, maximum for main building (feet)	35
Building Setback from Scenic Highway (feet from curb)	75
Lot coverage, maximum (% net lot area)	50
Landscaping, minimum (% net lot area)	15

<sup>1</sup> Minimum lot width and depth dimensions shall not apply to a portion of a lot limited to use as an access road or driveway.

**B. Special Requirements**

1. Along all street frontages situated across from any residentially zoned property, the use of berms, fences, and landscaping shall be used consistent with the SPA Design Guidelines.
2. Streetscapes shall be enhanced to provide an easy transition from the street to the building. Patios, circulation and parking spaces may be included in setback areas to help buffer adjoining parcels from one another.



## **II.3.8        Comprehensive Parking Regulations**

- II.3.8.1        Purpose
- II.3.8.2        Size and Access Requirements
- II.3.8.4        Number of Spaces Required for Designated Land Use
- II.3.8.5        General Provisions
- II.3.8.6        Parking Screening Requirements
- II.3.8.7        Parking Area Landscaping
- II.3.8.8        Parking Area Lighting
- II.3.8.9        Parking Area Front Setback

### **II.3.8.1 Purpose**

The parking regulations in this section are provided to assure convenient off-street parking space for vehicles. The parking requirements of this section are to be considered as the minimum necessary for such uses permitted by the respective zone. The intent of these regulations is to provide adequately designed parking areas with sufficient capacity and adequate circulation to minimize traffic congestion and promote public safety. It shall be the responsibility of the developer, owner, or operator of the specific use to provide and maintain adequate off-street parking.

### **II.3.8.2 Size and Access Requirements**

The following property development standards shall apply to all commercial, residential, park, public and quasi-public, and open space parking areas:

#### **A. General Requirements**

The following are minimums unless otherwise stated. The stall length for exterior parking stalls may be reduced by 2 ½ feet to allow planter curbs to serve as wheel stop provided the planter or sidewalk is increased as required for functionality:

##### **1. Automobile**

Standard Space: Covered in a garage or carport - 10 feet by 20 feet each space (interior dimensions).  
Uncovered - 9 feet by 19 feet each space (10 feet by 19 feet adjacent to walls).

Parallel Space: 8 feet by 24 feet each space

Compact Space: 8 feet by 15 feet each space

##### **2. Motorcycle Space: 4 feet by 8 feet each space**

##### **3. Bicycle Space: 2 feet by 6 feet each space**

##### **4. Automobile, handicapped, motorcycle, and bicycle spaces: all parking stalls and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or any other all-weather surfacing approved by the Zoning Administrator and subject to current City standards. All parking facilities shall be graded and drained to provide for the drainage of all surface water from the site.**

##### **5. Off-street parking bays for more than three vehicles, except single family detached residential districts, shall be provided with a concrete curb not less than six inches in height to confine vehicles to the parking area. A six foot landscape bay, including**

curbs, shall be provided at the end of each parking bay. Additional landscape nodes shall be provided at the rate of approximately one per ten parking spaces. Landscape nodes dividing contiguous parking bays shall be six feet wide, including curbs and one-foot step areas.

6. Striping and Identification

- a. Automobile: All parking stalls shall be clearly outlined with double lines on the surface of the parking facility.
- b. Handicapped: All handicapped spaces shall be striped and marked according to the applicable State standards.
- c. Motorcycle: All motorcycle spaces shall have bollards installed and appropriately spaced to prevent automobile usage of the motorcycle area. Motorcycle spaces shall be marked so that they can be clearly identified for motorcycle use.
- d. Bicycle: All bicycle spaces shall be clearly identified.

B. Access and Driveways

- 1. No parking area, except for a single-family or duplex residence, may be located so as to require or encourage the backing of automobiles or other vehicles across any street, with a greater than 59 foot right-of-way, to effect egress from the places of parking.
- 2. Driveways used to serve two to four dwelling units shall be not less than twelve feet in width if the furthest unit is eighty feet or less from the front property line, and a minimum of fifteen feet in width if the distance is over eighty feet long. Driveways used to serve five or more dwelling units shall be not less than fifteen feet wide for one single lane entrance; the combination of two separate driveways (an entrance and an exit) shall be not less than twenty-five feet wide except that a combined entrance and exit (two-way access) need not exceed eighteen feet in width. The standard for private common drives/street (Hammerhead drives in RL-1) shall be as specified in the EastLake III SPA Plan.

Driveways for parking areas serving other than residential units shall be a minimum of fifteen feet wide for one-way traffic and twenty-four feet wide for two-way traffic. The minimum vertical clearance shall be ten feet to allow for the passage of emergency vehicles, based on minimum standards administered by the city traffic engineer.

3. All aisles and turning areas shall be adequate to provide safe and efficient access to and from parking spaces, based on minimum standards administered by the city traffic engineer.
4. Tandem parking shall not qualify as required parking unless specifically approved by the Zoning Administrator or Planning Commission.

C. Special Requirements

In commercial zones, shared parking may be permitted, subject to the approval of a Conditional Use Permit. The application for the Conditional Use Permit shall be accompanied by a shared parking study prepared by a professional traffic engineer, addressing the following items:

1. The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the shared parking is proposed.
2. Parties involved in the shared use of a parking facility or facilities shall evidence agreement for such shared use by a proper legal instrument approved by the City Attorney as to form and content.
3. Any shared parking facility shall be provided with adequate signs on the premises indicating the availability of that facility for patrons of the participating uses.

**II.3.8.4 Number of Spaces Required for Designated Land Use**

- A. The number of off-street parking spaces required shall be as set forth in the following Table M:

**Table M**  
**OFF-STREET PARKING REQUIREMENTS**

<b>LAND USE</b>	<b>MINIMUM OFF-STREET PARKING REQUIRED</b>
<b>Commercial:</b>	
Administrative & professional services offices	1 space/300 square feet of gross floor area; minimum 4 spaces
Appliance, furniture, home furnishings store	1 space/600 square feet of gross floor area
Auto or truck sales	1 space/10 car storage/display spaces
Bowling alley or billiard hall	5 spaces/alley plus 2 for each billiard table plus required parking of any other uses on the site
Eating & drinking establishment (non-fast food)	1 space/each 2½ seats or 1 space/50 square feet of seating area where there are no fixed seats
Fast food restaurant w/ drive-in or drive through	1 space/each 7 seats plus 1 space per employee, minimum 15 spaces and on-site queue line for at least 8 vehicles when drive through is included
Gasoline dispensing and/or automotive services stations	2 spaces plus 4 spaces for each service bay or as required by C.U.P.
Hotel or motel	1 space per unit plus 1 space for every 25 rooms or portion thereof provided on the same lot
Medical, dental or veterinary office or clinic	1 space/200 square feet of gross floor area; minimum 5 spaces
Theater or movie	1 space/3½ seats
Shopping Center and General Commercial, not otherwise listed	1 space/200 square feet of gross floor area
Parks (public or private recreation facilities):	To be determined by the Zoning Administrator
<b>Public and Semi-public Uses:</b>	
Day nurseries, daycare schools, nursery schools	1 space/staff member plus 1 space/ 5 children or 1 space/ 10 children if adequate drop-off facilities are provided. Drop-off facilities must be designed to accommodate a continuous flow of passenger vehicles to safely load and unload children. The adequacy of proposed drop-off facilities shall be determined by the Zoning Administrator.
Elementary or middle school (public)	1 space/employee plus 5 spaces or as required by C.U.P.
High school	1 space/4 students or as required by C.U.P.
College or vocational school	1 space/2 faculty members or employee plus 1 space/3 students
Church, convent, monastery, religious institution or other place of public assembly	1 space/3½ seats within the main auditorium or 1 space/45 square feet of gross floor area within the main auditorium, classroom or sanctuary, whichever is greater, where there are no fixed seats
Public utilities	To be determined by the Zoning Administrator
<b>Residential</b>	see Residential District Regulations

B. Handicapped Parking Requirements

1. Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.
2. Handicapped parking spaces shall be provided for all uses other than residential at the rate established in Table N below.
3. Handicapped parking spaces required by this section shall count toward fulfilling off-street automobile parking requirements.

Table N  
**HANDICAPPED PARKING REQUIREMENTS**

<b>NUMBER of AUTOMOBILE SPACES PROVIDED</b>	<b>NUMBER of HANDICAPPED SPACES REQUIRED</b>
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 – 1000	2% of Total Spaces
Over 1000	20 plus 1 space for every 100 spaces (or fraction thereof) over 1001

C. Bicycle Parking Requirements

Commercial uses are required to install four bicycle parking facilities for any tenant in excess of 10,000 square feet. Bicycle parking facilities shall be stationary storage racks or devices designed to secure the frame and wheel of the bicycle.

**D. Motorcycle Off-Street Parking Requirements**

Motorcycle parking areas shall be provided for all uses, except residential, at the following rate:

1. Uses with 25 to 100 automobile parking spaces shall provide one designated area for use by motorcycles.
2. Uses with more than 100 automobile parking spaces required shall provide motorcycle parking areas at the rate of one motorcycle parking area for every 100 automobile parking spaces provided.

**II.3.8.5 General Provisions**

- A. Off-street parking facilities, for both motor vehicles and bicycles, shall be provided for any new building constructed; for any new use established; for any addition or enlargement of an existing building or use; and for any change in the occupancy of an existing building.
- B. For additions or enlargement of any existing building or use, or any change of occupancy or manner of operation that would increase the number of parking spaces required, the additional parking spaces shall be required only for such addition, enlargement or change, not for the entire building or use, unless required as a condition of approval of a Conditional Use Permit.
- C. The required parking facilities needed for any development shall be located on the same site or, if an irrevocable access and/or parking easement is obtained, the parking may be on an adjacent site, providing the site is within a reasonable walking distance (typically 200 feet) of the entrance to the building without crossing arterial highways.
- D. The requirements of this section shall apply to temporary as well as permanent uses.
- E. All required off-street parking spaces shall be designed, located, constructed, and maintained to be fully usable at all times except as provided by a shared parking study.
- F. Where the application of these requirements results in a fractional parking space, the fraction shall be rounded to the higher whole number.
- G. The parking requirement for uses not specifically listed in the matrix shall be determined by the approval body for the proposed use on the basis of requirements for similar uses, and on any traffic engineering and planning data that is appropriate to the establishment of a minimum requirement.
- H. In situations where a combination of uses are developed on a site, parking shall be provided for each of the uses on the site according to the schedule given in this section.

- I. A maximum of twenty-five percent of the parking spaces required on any site may be provided as “compact” spaces for non-residential uses, subject to approval of the Zoning Administrator or Design Review Committee.
- J. Guest parking spaces in multi-family developments shall be clearly identified as guest parking.
- K. All parking facilities required by this section shall be maintained in good operating condition for the duration of the use requiring such facilities. Such facilities shall be used exclusively for the parking of vehicles. Parking facilities shall not be used for the storage of merchandise, or, for the storage or repair of vehicles or equipment. Parking facilities shall not be used for the sale of merchandise, except on a temporary basis, pursuant to Section II.3.6.2 Temporary Uses.

#### **II.3.8.6 Parking Screening Requirements**

Off-street parking areas for more than five vehicles shall be effectively screened by a ten-foot wide landscaped strip and a masonry wall or fence of acceptable design. Such wall or fence shall be not less than three and one-half feet or more than six feet in height and shall be maintained in good condition without any advertising thereon. The requirements specified herein may be eliminated in whole or in part where, in the opinion of the zoning administrator, such requirements are not necessary for the proper protection of abutting property because of substantial grade differentials, the existence of adequate walls or other equally valid reasons.

#### **II.3.8.7 Parking Area Landscaping**

- A. Parking areas shall be landscaped in accordance with the City’s Landscape Manual.
- B. Any unused space resulting from the design of the parking area shall be used for landscaping purposes, if determined to be of appropriate size and location. Refer to the EastLake III SPA Design Guidelines for additional guidelines relating to parking lot landscaping.
- C. Off-street parking bays for more than three vehicles shall be provided with a concrete curb not less than six inches in height to confine vehicles to the parking area. A six foot landscape bay, including curbs, shall be provided at the end of each parking bay. Additional landscape nodes shall be provided at the rate of approximately one per ten parking spaces. Landscape nodes dividing contiguous parking bays shall be six feet wide, including curbs and one-foot step areas. All landscaped parking lot islands shall have a minimum inside dimension of three feet and shall contain a one foot wide walk adjacent to the parking stall and be separated from vehicular areas by a six inch high, six inch wide concrete curbing. Ten percent of the parking area shall be landscaped.
- D. All landscaped areas shall be irrigated automatically and kept in a healthy and thriving condition free from weeds, debris and trash.



**II.3.8.8      Parking Area Lighting**

Glare emanating from parking lot lighting shall be directed away from adjacent properties, streets, and open space, and shall comply, and remain in compliance with, Sections 19.66.060 and 19.66.1000. Performance Standards of the CVMC. Parking lot lights shall be a maximum height of eighteen feet from the finished grade of the parking surface and directed away from the property lines.

**II.3.8.9      Parking Area Front Setback**

No part of any front yard or exterior side yard (*i.e.*, any street frontage) shall be used for off-street parking (paved area) or access, except driveways.

## **II.3.9 Comprehensive Sign Regulations**

- II.3.9.1 Purpose
- II.3.9.2 Sign Permit Required
- II.3.9.3 Application-contents, Determination, Authority & Appeals
- II.3.9.4 Sign Permit Exceptions
- II.3.9.5 Political Signs
- II.3.9.6 Real Estate Signs
- II.3.9.7 Off-premises Temporary, Open House Real Estate Signs
- II.3.9.8 Prohibited Signs and lighting
- II.3.9.9 Residential Sign regulations
- II.3.9.10 Commercial Sign Regulations
- II.3.9.11 PQ/CPF/OS/P Sign Regulations
- II.3.9.12 Sign Maintenance and Construction Standards
- II.3.9.13 Temporary Signs in Any Land Use District
- II.3.9.14 Signs Related to inoperative activities
- II.3.9.15 Enforcement Legal Procedures and Penalties

### **II.3.9.1 Purpose**

The sign regulations are intended to ensure that the character and image of the community is maintained while adequate provision is made for the signs necessary to direct residents and visitors, and identify locations and businesses within the community. These regulations are intended to promote well designed and, properly sized and located signs which can achieve their purpose without cluttering or otherwise detracting from the overall community.

### **II.3.9.2 Sign Permit Required**

No person, except a public officer or employee in performance of a public duty, shall post, paint, erect, place or otherwise fasten any sign, pennant or notice of any kind, visible from a public street except as provided herein. To ensure compliance with this section, a sign permit shall be required for any sign, pursuant to Chapter 19.60.030 CVMC, except as provided by Chapter II.3.9.4 below.

### **II.3.9.3 Application Contents, Determination, Authority, Appeals**

All signs requiring a sign permit shall be submitted for approval by the Zoning Administrator prior to installation. The application shall indicate the size, location, design, color, lighting and materials of all signs to be erected. The application shall also contain sufficient information on the architecture, colors and materials of the building on the site, as is necessary to determine compatibility of the sign to the building. In addition, the applicant shall submit a color rendering and/or paint sample boards or chips and/or actual materials to be used on the sign.

The Zoning Administrator, or the Design Review Committee on appeal, shall determine whether approval shall be granted for any sign based on its conformance with the regulations and design standards set forth herein and in the EastLake III Design Guidelines. Where an application is denied by the Zoning Administrator or the Design Review Committee on appeal, the applicant shall be informed in writing of the changes necessary in order to approve the application. If the applicant chooses to amend the application to reflect said changes, the Zoning Administrator shall grant the permit.

The Zoning Administrator shall render a decision on a sign permit within seven working days of the date of application. If at the end of that period a decision has not been reached, the applicant may demand in writing that action be taken on the permit. The Zoning Administrator shall render a decision within three working days of the date of the receipt of the written demand or the permit shall be deemed approved as submitted. The decision of the Zoning Administrator may be appealed to the Design Review Committee within 10 working days after the decision is rendered. In the absence of such appeal, the determination by the Zoning Administrator shall be final.

The Design Review Committee shall render a decision on a sign appeal at the next available Design Review Committee meeting at which a quorum is present. An appeal received at least ten days prior to a Design Review Committee meeting shall be scheduled for that meeting. If the Design Review

Committee fails to render a decision at the next available meeting, the applicant may demand in writing that action be taken. The Design Review Committee shall render a decision at the next available meeting following receipt of the written demand or the appeal shall be deemed approved as submitted. The decision of the Design Review Committee may be further appealed in accordance with the provisions of Section 19.14.583 of the City of Chula Vista Municipal Code.

#### **II.3.9.4 Sign Permit Exceptions**

The following signs are exempt from the sign regulations and sign permit requirements. However, signs in excess of the specific exemptions listed below shall require a sign permit.

- A. Official and Legal Notices: Notices issued by any court, public body, person or officer or in furtherance of any non-judicial process approved by State or local law.
- B. Signs Providing Direction, Warning or Information: Signs or structures required or authorized by law or by Federal, State, County or City authority.
- C. Residential Building Identification Signs: Signs used to identify individual residences and not exceeding 4 square feet in area.
- D. Name Plates: One gate or wall-mounted plate per parcel not to exceed 4 square feet in area for single-family residential uses.
- E. Traffic signs or other signs erected or maintained by a government body or agency, including railroad crossing signs, historical signs, etc.
- F. Special event signs on or over public property permitted by the City Council by special approval.
- G. Specially licensed signs on or over public property permitted by the City Council by franchise, such as bus benches or trash receptacles.
- H. Seasonal decorations, greetings and displays, excluding there from advertising signs.

#### **II.3.9.5 Political Signs**

Political Signs: Signs having to do with any issue, ballot measure, political statements and expressions, or candidate in any municipal, County, State or Federal election shall be permitted in any land use district subject to the following provisions and any other applicable provisions within this section:

- A. All political signs shall be placed, erected, constructed, painted or assembled no earlier than 30 calendar days prior to the election and shall be removed no later than 10 calendar days following the date of the election.

- B. A political sign shall not exceed 5 square feet in total area for one side in a residential district and 12 square feet in a non-residential district. Double-faced signs shall not exceed 5 square feet per side in residential districts and 12 square feet per side in non-residential districts. No signs shall be placed in a manner that would obstruct the visibility of, or impede pedestrian or vehicular traffic or endanger the health, safety or welfare of the community.
- C. All political signs shall not exceed 3-1/2 feet in height in the front setback area from the finished grade immediately around the sign, and such sign shall not exceed 6 feet in height behind the building setback area.
- D. No political signs shall be lighted either directly or indirectly unless said sign is erected, painted or constructed on an authorized structure already providing illumination.
- E. No political sign shall be placed or affixed to a traffic signal, street light, tree, fence, utility pole or existing sign, nor shall it be posed on any public property or in the right-of-way if, in the opinion of the Zoning Administrator said sign impedes or renders dangerous public access to any public improvement, including but not limited to, utility poles and fire hydrants; or obstructs the vision of any sign designed to regulate, control or assist public or private transportation or obstructs the vision of any user of the public right-of-way.
- F. No political sign shall be posed in violation of any provisions of this section. Further, the Zoning Administrator or his/her designated representative shall have the right to remove all signs placed contrary to the provisions of this section. Any political sign placed on private property without the consent of the owner may be removed by said owner or representative of said owner.
- G. With the exception of signs posed in the public right-of-way, which may be removed without notice, the Director of Planning & Building or his/her designee is hereby authorized, after giving 24 hours notice to the owner of the sign, to remove any political signs that do not conform to the standards herein provided. The notice shall specify the provision of the sign ordinance being violated, and shall inform the owner that removal charges will be assessed. The owner may, within 24 hours, request a hearing before the Director of Planning & Building to appeal the decision to remove the sign. If the owner so requests, the sign shall not be removed until the hearing has been held and a final decision rendered.

If the owner cannot be located after reasonable effort to do so, the sign may be treated as abandoned property and removed.

#### **II.3.9.6 Real Estate Signs**

One real estate sign designating the sale, rental or lease of real property shall be allowed subject to the following:

- A. Maximum Sign Area: Commercial and industrial zones, 32 square feet; agricultural zones, 32 square feet for undeveloped acreage of 1 acre or more, otherwise 4-1/2 square feet; residential zones, 4-1/2 square feet.
- B. No freestanding sign shall exceed 10 feet in height in any commercial or industrial zone or in the agricultural zone for undeveloped acreage of 1 acre or more. No freestanding sign shall exceed 4-1/2 feet in all residential zones and the agricultural zone for parcels less than 1 acre.
- C. Through lots shall be allowed one sign on each street. Corner lots shall be permitted one sign only.
- D. Freestanding signs shall maintain a 10-foot setback from all property lines.
- E. Real estate signs reflecting the vacancy status and availability of commercial or industrial space within a structure designed for multiple occupancy, whether through rental, sale or lease, shall be limited to a maximum sign area of 16 square feet. Not more than one sign may be used facing a dedicated street. The sign may be attached flat against the building or be part of a permitted freestanding sign if designed to be part of said sign and providing the total sign area does not exceed the area permitted for the freestanding sign.

### **II.3.9.7 Off Premises Temporary Real Estate Open House Signs**

Off premises temporary real estate open house signs shall be permitted within all residential zones subject to the following conditions:

- A. No more than five off premise open house signs shall be allowed for each residential open house which occurs.
- B. No more than one sign shall be allowed to be placed on any interior parcel and no more than two on a corner lot (one per street frontage).
- C. Off premise open house signs shall only be displayed during daylight hours.
- D. Signs shall be no larger than 4 square feet and shall be located at a minimum of 3 feet from the sidewalk or 10 feet from the curb or edge of pavement, where no sidewalk exists.

An off premise temporary real estate open house sign shall only be permitted in conjunction with an open house held for the resale of one single-family residence. Off premise signs advertising the sale of more than one lot or more than two dwellings constitutes a subdivision directional sign subject to the regulations outlined in Section 19.60.480.

### II.3.9.8 Prohibited Signs and Lighting

All signs and lighting not exempt or expressly permitted with issuance of a sign permit are prohibited in all land use districts. The following signs and lighting shall not be permitted in any land use district:

- A. Roof signs.
- B. Flashing lights or signs (except time and temperature signs).
- C. Animated signs or lights that convey the illusion of motion (except as may be approved in a commercial district).
- D. Revolving or rotating signs (except as may be approved in a commercial district).
- E. Vehicle signs (when parked or stored on property to identify a business or advertise a product).
- F. Portable signs (except where permitted in this section).
- G. Off-site signs (except temporary subdivision or residential real estate signs).
- H. Signs within the public right-of-way (except those required by a governmental agency). No sign shall be placed, erected or constructed on a utility pole, traffic device, traffic sign, warning sign or so as to impede access to any public improvement.
- I. Signs located on public property except as may be permitted in this section or required by a governmental agency.
- J. Signs within the public right-of-way prohibited by the Streets and Highway Code (Sec. 101 *et. seq.* and Sec. 1460 *et seq.*), the Vehicle Code (Sec. 21400 *et. seq.*) and the Public Utilities Code (Sec. 7538 *et seq.*).
- K. Signs blocking doors or fire escapes.
- L. Outdoor light bulb strings and exposed neon tubing outside of buildings (except for commercial use areas and temporary uses such as Christmas tree lots, carnivals and similar events having prior approval of the City).  
  
Inflatable advertising devices of a temporary nature, including hot air balloons (except for special events as provided for in Section II.3.6.2).
- M. Advertising structures (except as otherwise permitted in this section).

- N. Statuary (statues or sculptures) advertising products or logos of the business located outside of the structure that houses the business.
- O. The use of decals, stick-on or transfer letters or tape on the walls or parapets of buildings, fences, walls and other structures.
- P. Signs which purport to be, are an imitation of, or resemble official traffic warning devices or signs that by color, location or lighting may confuse or disorient vehicular or pedestrian traffic. This does not include traffic or directional signs installed on private property to control on-site traffic.

### **II.3.9.9 Sign Regulations**

The following signs may be placed in any of the specified land use districts with approval of a sign permit provided it is in compliance with all other applicable laws and ordinances. These signs are subject to the provisions listed.

#### **A. Signs Allowed in Single-Family Residential land Use Districts**

- 1. Wall Signs: Maximum area 1-1/2 square feet.
- 2. Freestanding: Maximum area 1-1/2 square feet; maximum height 6 feet. Sign shall maintain a 10-foot setback.
- 3. Other Signs: See Sections II.3.9.4 to II.3.9.6 and Chapter 19.60 of the Chula Vista Municipal Code for unclassified uses, additional regulations and standards.

#### **B. Signs Allowed in the Multi-Family Residential Land Use District**

Types of Signs Allowed: Residential (wall, freestanding or ground), manager's and vacancy sign subject to the following conditions:

- 1. Wall: One wall sign for each street frontage. A maximum of 15 square feet of sign area for buildings with a width of 30 feet or less. Buildings over 30 feet in width shall be allowed an additional 1 square foot for each foot over 30 feet to a maximum of 30 square feet. In cases of more than one building on the property, the area of the sign shall be based on the lineal frontage of the building on which it is placed. Only the name and address may be placed on the building.
- 2. Freestanding: One freestanding sign may be used in lieu of one wall sign. Through lots will be allowed an additional freestanding sign if the frontage is used for access. Only the name and address may be placed on the sign except the vacancy status and location of the manager's office may be placed on the sign, if designed as part of the



sign. Maximum height, 5 feet. Maximum sign area, 12 square feet, except an additional 2 square feet may be added for the vacancy status.

3. **Manager's Sign:** A 1-1/2 square foot sign designating the location of the manager's office may be placed on or near the main entrance to the units. Such sign may be attached to the dwelling or incorporated in the design of the freestanding sign. Maximum square footage of the freestanding sign shall not be increased to accommodate said sign.
4. **Vacancy Sign:** A separate freestanding vacancy sign, a maximum of 3-1/2 feet in height and 2 square feet in area, may be used if no other freestanding sign exists on the property; otherwise, it shall be placed on the building.
5. **Screening Wall Sign:** One sign may be placed on a structure used for screening of parking in lieu of a wall or freestanding sign. Only the name and address may be placed on the structure. Maximum area, 15 square feet.

#### **II.3.9.10 Signs Allowed in Commercial Land Use Districts**

**Planned Signing Program:** A planned signing program per the provisions of Chapter 19.60.490 CVMC is required for the specialty commercial commercial land use districts. Application for and approval of a planned signing program shall be subject to the requirements of Chapter 19.60.490 and 19.60.500-520 CVMC.

#### **II.3.9.11 Allowed in PQ, OS/P and CPF Land Use Districts**

**Public and Quasi-Public Signs:** Churches, schools, community centers and any other public or institutional building shall be allowed the following signs:

- A. Churches are allowed one wall sign not to exceed 30 square feet in area and one bulletin board, announcement or monument sign, not to exceed 24 square feet in area and 10 feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a 10-foot setback from all streets.
- B. Other public and quasi-public uses are permitted one wall or monument sign not to exceed 30 square feet in area and a bulletin board or announcement sign not to exceed 50 square feet in area and 12 feet in height. Any bulletin board or announcement sign not attached flat against the building shall maintain a 10-foot setback from the streets.
- C. Churches and other public and quasi-public uses may request a permit allowing for temporary use of a sign announcing a special event. Either wall-mounted or freestanding signs of paper, cardboard, plastic or fabric are permitted provided that the Zoning

Administrator finds that the copy, color and design of the sign will not adversely affect the order, amenity or residential enjoyment of the neighborhood in which it is located.

- D. Special event signs shall be located on the premises of the institution or organization having the special event and shall not exceed 5 feet in height nor contain more than 25 square feet of sign area. Freestanding signs shall maintain a minimum 10-foot setback from any property line abutting a street right-of-way. Only one sign shall be allowed for each street frontage.
- E. Upon application for a permit, the applicant shall submit a statement and diagram noting the nature of the special event indicating the occasion, size, copy and colors of the proposed sign. No less than one permit for a special event sign shall be issued to any one institution or organization in one calendar year subject to Chapter 19.60.290 CVMC.

#### **II.3.9.12 Sign Design, Maintenance and Construction Standards**

- A. Construction: Every sign and all parts, portions and materials shall be manufactured, assembled and erected in compliance with all applicable State, Federal and City regulations and the Uniform Building Code.
- B. Maintenance: Every sign and all parts, portions and materials shall be maintained and kept in proper repair and safe structural condition at all times. The display surface of all signs shall be kept clean, neatly painted and free from rust and corrosion. Any cracked or broken surfaces and malfunctioning or damaged portions of a sign shall be repaired or replaced. Noncompliance with such a request shall constitute a nuisance and will be replaced within 30 calendar days following notification of the business by the City and will be abated.
- C. Design Standards: Each sign shall be designed with the intent and purpose of complementing the architectural style of the main building or buildings or type of business on the site. Signs located on institutional or community purpose sites, but in a predominantly residential area, shall take into consideration compatibility with the residential area to the extent possible.
  - 1. Relationship to Buildings: Signs located upon a lot with only one main building housing the use which the sign identifies shall be designed to be compatible with the predominant visual elements of the building such as construction materials, color or other design details. Each sign located upon a lot with more than one main building, such as a shopping center or other commercial or industrial area developed in accordance with a common development plan, shall be designed to be compatible with the predominant visual design elements common or similar in all such buildings or the buildings occupied by the “main tenants” or principal uses.

The Zoning Administrator may place conditions of approval on any sign permit to require incorporation of such visual elements into the design of the sign where such

an element(s) is necessary to achieve a significant visual relationship between the sign and building or buildings.

2. Relationship to Other Signs: Where there is more than one freestanding sign located upon a lot, all such signs shall have designs which are complementary to each other by either similar treatment or incorporation of one or more of the following five design elements:

§ Type of construction material (such as cabinet, sign copy or supports).

§ Letter style of sign copy.

§ Type or method used for support, uprights or structure on which sign is supported.

§ Sign cabinet or other configuration of sign area.

§ Shape of the entire sign and its several components.

3. Landscaping: Each freestanding sign shall be located in a landscaped area which is of a shape, design and size (equal to at least the maximum allowable sign area) that will provide a compatible setting and ground definition to the sign. The landscape area shall be maintained in a neat, healthy and thriving condition.
4. Illumination and Motion: Signs shall be stationary structures (in all components) and illumination, if any, shall be maintained by artificial light which is stationary and constant in intensity and color at all times (non-flashing).
5. Sign Copy: The name of the business, use, service and/or identifying logo shall be the dominant message on the sign. The inclusion of advertising information such as lists of products (more than one product) is prohibited.
6. Relationship to Streets: Signs shall be designed so as not to obstruct any pedestrian, bicyclist or driver's view of the street right-of-way.

### **II.3.9.13 Temporary Signs**

#### **A. On-Site Subdivision Signs:**

1. One temporary, on-site subdivision sign not to exceed 64 square feet total area on two sides or 32 square feet on one side and total overall height of 12 feet may be permitted.

2. Such sign shall be for the identification of a subdivision, price information and the developer's name, address and telephone number and logo or product image.
  3. Such signs shall be removed within 10 calendar days from the date of the final sale of the land and/or residences. Signs shall be removed after a period of 36 months with extensions of 12 months available through approval of the Zoning Administrator.
  4. A cash deposit of \$300.00 per sign shall be deposited with the sign applications to ensure compliance with this section and removal of such sign. Said deposit shall be refunded to the applicant upon sign removal by the applicant. If the City is forced to remove any signs, then the cost of removal shall be deducted from the deposit.
  5. Signs shall be maintained in good repair at all times.
- B. Community Special Event Signs: Special event signs may be approved for a limited period of time as a means of publicizing special events such as grand openings, Christmas tree lots, parades, rodeos and fairs that are to take place within the EastLake III Community. Community special events such as a rodeo or community fair may be permitted the following signage:
- C. Subdivision Directional Signs: Directional advertising signs deemed necessary to indicate a change in direction to a subdivision may be authorized subject to a Conditional Use Permit issued by the Zoning Administrator in accordance with the provisions of this title and the following conditions:
1. The request shall denote the number of signs, their location, size and design for consideration by the Zoning Administrator.
  2. The applicant shall file a letter of approval from each property owner or occupant on whose property proposed signs are to be located.
- The Conditional Use Permit may be issued for a reasonable period but not to exceed 6 months; provided however, that the Zoning Administrator may grant two extensions for 1-year periods without re-notification or rehearing.
3. The signs may pertain to only those subdivisions, which are located within the City.
  4. The signs may be either single- or double-faced or V-shaped, provided the angle between the two faces does not exceed 45 degrees.
  5. No freestanding sign may exceed a height 3-1/2 feet or exceed 4-1/2 square feet in area.

- D. Temporary Tract Signs: For any subdivision there may be one indirectly-illuminated tract sign for each principal entrance to the subdivision advertising the sale of dwelling units or lots on the same premises or subdivision on which the sign is maintained. The maximum sign area shall be limited to 200 square feet and a maximum height of 20 feet for subdivisions with five lots or more. For subdivisions with four or less lots, the maximum sign area shall be limited to 32 square feet and the maximum height shall be 8 feet. The sign shall be removed within 10 days after the sale of all the homes within the subdivision, or sooner, subject to staff review

Additional signs may be located on a model home site subject to the following requirements.

1. Signs to advertise the features within a model home on the lot where such signs are located.
2. Two signs totaling 12 square feet for each model home in the subdivision.
3. All signs shall be removed upon sale of the model home or discontinuance of said use.

#### **II.3.9.14 Signs Relating to Inoperative Activities**

Signs pertaining to activities or businesses, which are no longer in operation, except for temporary closures for repairs, alteration or similar situations, shall be removed from the premises or the sign copy shall be removed within 30 days after the premises have been vacated. Any such sign not removed within the specified time shall constitute a nuisance and shall be subject to removal under the provisions of this section and local ordinance.

#### **II.3.9.15 Enforcement, Legal Procedures and Penalties**

Enforcement, legal procedures and penalties shall be in accordance with the enforcement procedures established by Chapter 19.60 CVMC. Unauthorized, illegal signs may be abated by the City in accordance with local ordinances. If said sign is stored by the City, the owner may recover said sign from the City upon payment to the City of any storage and/or removal charges incurred by the City. The minimum charge shall be no less than \$3.00 per sign. All signs removed by the City may be destroyed 30 calendar days following removal. If any sign, in the opinion of the Zoning Administrator, is an immediate threat to the public health and safety, said sign shall be immediately and summarily removed with the cost of removal charged to the property owner in accordance with local ordinances.

## **II.3.10 Legislative Procedures**

II.3.10.1 Purpose

II.3.10.2 Adoption of Planned Community District Regulations

II.3.10.3 Amendments

### **II.3.10.1 Purpose**

Zoning is a legislative act involving police power asserted in the interests of the public health, safety and general welfare. The zoning process includes the creation and modification of the comprehensive zoning law which establishes designated zones with permitted uses and regulations, as well as the comprehensive and uniform application of said zoning regulations by the classification and reclassification of property into designated zones. It is the purpose of the city council to provide a zoning procedure which will offer a clear and definite guide to property owners seeking zoning adjustments. It is intended that these procedures will protect the public welfare and sound community planning and to assure the maximum degree of protection for individual property rights.

Whenever the public necessity, convenience, general welfare or good zoning practice justifies such action and in substantial conformance with the general plan of the city, and after due consideration and report on same by the planning commission, the city council may, by ordinance, create, amend, supplement or change the uses and regulations of the comprehensive zoning law or include or place any property within the city into any zone as created and defined in Title 19 CVMC. The procedure for adopting such ordinances may be notices by a resolution of intention of the planning commission, or of the council, or by an affirmed application of one or more of the owners or parties having a legal interest in the property to be affected by the proposed action.

### **II.3.10.2 Adoption of Planned Community District Regulations**

These Planned Community (PC) District Regulations are adopted pursuant to Title 19, Zoning, of the Chula Vista Municipal Code and are intended to implement and integrate the Chula Vista General Plan, the EastLake III General Development Plan (GDP), and the EastLake Woods and EastLake Vistas Sectional Planning Area (SPA) Plan. The EastLake Woods and EastLake Vistas SPA is zoned P-C Planned Community pursuant to the adoption of the EastLake III GDP and Chapter 19.48 CVMC. These regulations provide for the implementation of the GDP and P-C zone by setting forth the development and use standards for all property within EastLake Woods and EastLake Vistas SPA Planned Community District by establishing:

- Setbacks
- Building heights
- Parking requirements
- Landscape requirements
- Use restrictions
- Animal regulations
- Density of development limitations

- Lot size, width and depth standards
- Fencing requirements
- Signing regulations

These PC District Regulations, along with the EastLake Woods and EastLake Vistas SPA Plan, delineate precisely the allowable use of the property.

### **II.3.10.3 Amendments**

Application for any change in district boundaries, use listing, property development standard or any other provision of these regulations shall be considered a zone change and be processed in accordance with the provisions of Chapter 19.12 CVMC. Approval of a zone change requires affirmative action following a public hearing by both the Planning Commission and City Council.



## **II.3.11        Administrative Procedures**

- II.3.11.1        Purpose and Intent
- II.3.11.2        Zoning Administrator Authority
- II.3.11.3        Design Review Committee
- II.3.11.4        Design Review Committee – Appeals Procedure
- II.3.11.5        Site Plan and Architectural Approval
- II.3.11.6        Site Plan and Architectural - Appeals
- II.3.11.7        Conditional Use Permit
- II.3.11.8        Conditional Use Permit - Appeals
- II.3.11.9        Variance
- II.3.11.10       Variance - Appeals

### **II.3.11.1 Purpose and Intent**

The purpose of this Section is to define certain administrative procedures and requirements to provide clear instructions and notice to property owners and developers within EastLake III SPA regarding permit and plan approvals. The general intent of these regulations is to use the standard procedures provided in Chapter 19.14 CVMC except where special procedures are required or defined herein.

For matters relevant to the proper development and use of property within EastLake III SPA and not addressed herein, the provisions of Title 19 CVMC (Zoning Ordinance) shall apply. In the event of conflicting standards, these Planned Community District Regulations shall apply.

### **II.3.11.2 Zoning Administrator Authority**

The Zoning Administrator is authorized to consider and to approve, disapprove or modify applications on the following subjects and/or issue the following required permits without setting the matter for a public hearing:

#### **A. Conditional Use Permit**

The Zoning Administrator shall be empowered to issue Conditional Use Permits, as defined herein, in the following circumstances:

1. Where the use to be permitted is designated for ( "ZA") Zoning Administrator Conditional Use Permit.
2. Where the use requiring the permit would make use of an existing building and does not involve substantial remodeling thereof.
3. For signs, as defined herein, and temporary tract houses, as limited herein.
4. The Zoning Administrator is authorized to consider and to approve, deny or modify applications for Conditional Use Permits for carnivals and circuses. The Zoning Administrator shall set the matter for public hearing in the manner provided herein.
5. Churches.
6. Establishments that include the sale of alcoholic beverages for off-site use or consumption. The Zoning Administrator shall hold a public hearing in accordance with Section 19.14.060-19.14.090 of the CVMC upon giving notice thereof in accordance with Sections 19.12.070-19.12.080. A Conditional Use Permit shall not be granted unless the Zoning Administrator or other issuing authority finds in his/her sole discretion, and based on substantial evidence in view of the entire record, that all of the facts required by Section 19.14.080 of the CVMC exist, and that approval

of the permit will not result in an over concentration of such facilities. Over concentration may be found to exist based on (1) the number and location of existing facilities; (2) compliance with State Alcohol Beverage Control over concentration standards in effect at the time of project consideration; (3) the impact of the proposed facility on crime; and (4) the impact of the proposed facility on traffic volume and traffic flow. The Police Department or other appropriate City departments may provide evidence at the hearing. A permit to operate may be restricted by any reasonable conditions including but not limited to limitations on hours of operation.

The City Clerk shall inform the City Council of the decision on each such permit when the decision is filed in accordance with Section 19.14.090 of the CVMC. The decision of the Zoning Administrator may be appealed.

Such appeal shall be directed to the City Council, rather than the Planning Commission, and must be filed within 10 days after the decision if filed with the City Clerk, as provided in Section 19.14.100. If appealed within the time limit, said appeal shall be considered in a public hearing conducted by the City Council, in the same manner as other appeals pursuant to Sections 19.14.120 and 19.14.130 of the CVMC, except that the Council must make the same written findings required of the Zoning Administrator herein, in order to grant the permit.

- B. Variances: The Zoning Administrator shall be authorized to grant variances for limited relief in the case of:
  - 1. Modification of distance or area regulations.
  - 2. Additions to structures, which are nonconforming as to side yard, rear yard or lot coverage, providing the additions meet the requirements of the zoning ordinance affecting the property.
  - 3. Walls or fences to exceed heights permitted by ordinances. Modifications requested in said applications for relief to be administered with there requirement for a public hearing shall be limited to deviations not to exceed 25% of the requirements imposed by ordinances.
- C. Site, Architectural and Landscape Plan Approvals  
The Zoning Administrator shall be empowered to grant site plan, architectural plan and landscape plan approval as provided herein.
- D. Performance Standard Procedure.  
The Zoning Administrator shall be authorized to issue a zoning permit for uses subject to performance standards procedures, as provided herein.

- E. Home Occupations: The Zoning Administrator shall be authorized to grant permits for home occupations, as defined and regulated in Section 19.14.490 of the CVMC.

F. Design Review:

The Zoning Administrator has the discretion, with the concurrence of the applicant, to act in the place of the Design Review Committee in the case of minor projects, including signs, commercial, industrial or institutional additions which constitute less than a 50% increase in floor area or 20,000 square feet, wherever is less, any single family detached residential project, and multi-family residential projects of four units or less. The Zoning Administrator may also act in the place of the Design Review Committee in the case of new commercial, industrial or institutional projects with a total floor area of 20,000 square feet or less. A decision of the Zoning Administrator may be appealed to the Design Review Committee in the same manner as set forth in Section 19.14.583 of the CVMC.

Zoning Administrator Design Review for Residential:

1. For development with lots averaging <5,000 square feet the required elements are as follows:
  - a. Legal description, legend, scale, north arrow, vicinity map and identification of designer.
  - b. The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.
  - c. Existing topography and proposed grading plan showing, slope, retaining walls, pad elevations and percent of slope on streets, driveways and other graded areas.
  - d. Existing and proposed streets, utilities and easements
  - e. Access: Pedestrian, vehicular and services, points of ingress and egress, with driveway locations and dimensions.
  - f. Loading and trash areas, walls and/or fences (including height).
  - g. Proposed location, height and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use.
  - h. Parking layout, including dimensions, number of stalls and circulation flow.

- i. Location, height and size of signs proposed on the property.
  - j. All Landscape Areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.
  - k. Lighting, including the location, type and hooding devices to shield adjoining properties.
2. Location and design of private recreational areas, if applicable.
3. For development with lots averaging 5,000 to 7,000 square feet the required elements are as follows:
  - a. Tentative Subdivision Map with lots having buildings with enhanced side and rear elevations identified.
  - b. Proposed location, height and setbacks of buildings on typical lots, including typical colors and materials for front elevations; floor area, number of stories, number of units and bedrooms; and, typical design concepts proposed for enhanced rear and side elevations.
  - c. Location, height and size of signs proposed on the property.
  - d. All Landscape Areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.
  - e. Location and design of private recreational areas, if applicable.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the EastLake III Planned Community District Regulations and Design Guidelines, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted or may be approved subject to conditions, specific changes or additions. The approval of the Zoning Administrator shall be noted by endorsement upon two copies of all sketches.

In carrying out the purpose of this division, the Zoning Administrator shall consider in each specific case any or all of the following principles as may be appropriate:

1. It is not a purpose of this section that the control of design character be so rigidly enforced that individual initiative is stifled in the layout of any particular building or

site and substantial additional expense incurred; rather, it is the intent of this division that any control exercised be the minimum necessary to achieve the over-all objective of the EastLake III SPA plan and associated regulatory documents.

2. The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.
3. The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures shall be reviewed. No sign shall be approved in excess of the maximum limits set by Section II.3.9 of the EastLake III Planned Community District regulations.
4. Landscaping is provided in accordance with the EastLake III SPA plan and associated regulatory documents shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.

Ingress, egress and internal traffic circulation shall be so designed as to promote convenience and safety.

Zoning Administrator - Required Findings:

- A. That the proposed project or use is consistent with the Chula Vista General Plan and adopted policies of the city;
- B. That the proposed project or use is consistent with, or found to be in substantial conformance with, the EastLake III SPA Plan, the purpose and intent of these Planned Community District Regulations, and Design Guidelines;
- C. That the proposed project or use will not, under circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and;
- D. That the proposed project or use is consistent with the principles and overall quality of design of the Planned Community of EastLake.

In regard to applications on any of the aforementioned subjects, the Zoning Administrator shall set a reasonable time for the consideration of the same and give notice thereof to the applicant and to other interested person as defined in the CVMC. In the event objections or protests are received, the Zoning Administrator shall set the matter for public hearing as provided herein.

### **II.3.11.3 Design Review Committee**

The Design Review Committee shall review plans for the establishment, location, expansion or alteration of uses or structures in all multi-family, commercial and Public Quasi-Public land use designations and shall approve, conditionally approve or deny such plans.

The Design Review Committee shall review all appeals filed to contest sign design rulings of the Zoning Administrator.

The Design Review Committee shall make its findings and action upon the provisions of the EastLake III General Development Plan, EastLake III Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines and other associated regulatory documents.

### **II.3.11.4 Design Review Committee – Appeals Procedure**

Decision of the Design Review Committee may be appealed to the Planning Commission within 10 working days after the decision is filed with the City Clerk. The appeal shall be in writing and filed in triplicate with the Planning & Building Department on forms prescribed for the appeal, and shall specify therein the argument against the decision of the Design Review Committee. If an appeal is filed within the time limit specified, it automatically stays proceedings in the matter until the Planning Commission makes a determination.

Upon the hearing of such appeal, the Planning Commission may, by resolution, affirm, reverse or modify, in whole or in part, any determination of the Design Review Committee. The resolution must contain a Finding of Facts showing wherein the project meets or fails to meet the requirements of this Chapter and the provisions of the EastLake III General Development Plan, Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines and other associated regulatory documents.

### **II.3.11.5 Site Plan and Architectural Approval**

The purpose of site plan and architectural approval is only to determine compliance with the EastLake III Sectional Planning Area Plan, Planned Community District Regulations, Design Guidelines, and associated regulatory documents. A Building Permit shall not be issued until site plan and architectural approval has been obtained for the following uses: For any land use requiring site plan and architectural approval.

A site plan and architectural approval application shall be accompanied by the following plan and other drawings and additional drawings and information not listed here as determined by the City to be necessary to enable the Zoning Administrator to make the determinations for these applications.

A. Legal description, legend, scale, north arrow, vicinity map and identification of designer.

- B. The boundary lines of subject property fully dimensioned together with the name and dimensions of adjoining streets.
- C. Existing topography and proposed grading plan showing, slope, retaining walls, pad elevations and percent of slope on streets, driveways and other graded areas.
- D. Existing and proposed streets, utilities and easements.
- E. Access: Pedestrian, vehicular and services, points of ingress and egress, with driveway locations and dimensions.
- F. Loading and trash areas, walls and/or fences (including height).
- G. Proposed location, height and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use.
- H. Parking layout, including dimensions, number of stalls and circulation flow.
- I. Location, height and size of signs proposed on the property.
- J. All Landscape Areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.
- K. Lighting, including the location, type and hooding devices to shield adjoining properties.
- L. Location and design of recreational areas.

The Zoning Administrator shall determine from data submitted whether the proposed use will meet the development standards and design guidelines established in the EastLake III Planned Community District Regulations and Design Guidelines, and shall approve the application upon making a positive finding. The application may be disapproved, may be approved as submitted or may be approved subject to conditions, specific changes or additions. The approval of the Zoning Administrator shall be noted by endorsement upon two copies of all sketches.

In carrying out the purpose of this division, the Zoning Administrator shall consider in each specific case any or all of the following principles as may be appropriate:

- 1. It is not a purpose of this section to control of design character should be so rigidly enforced that individual initiative is stifled in the layout of any particular building or site and substantial additional expense incurred; rather, it is the intent of this division that any control



exercised be the minimum necessary to achieve the over-all objective of the EastLake III SPA plan and associated regulatory documents.

2. The siting of any structure on the property, as compared to the siting of other structures in the immediate neighborhood, shall be considered.
3. The size, location, design, color, number, lighting and materials of all signs and outdoor advertising structures shall be reviewed. No sign shall be approved in excess of the maximum limits set by Section II.3.9 of the EastLake III Planned Community District regulations.
4. Landscaping is provided in accordance with the EastLake III SPA plan and associated regulatory documents shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.

Ingress, egress and internal traffic circulation shall be so designed as to promote convenience and safety.

#### **II.3.11.6 Site Plan and Architectural - Appeals**

Appeals from determinations by the Zoning Administrator shall be to the Planning Commission, upon written request for a hearing before the Commission. In the absence of such request being filed within seven days after determination by the Administrator, the determination shall be final.

The appeal shall be filed with the Planning & Building Department on the form required by the City, and be accompanied by the non-refundable Required Fee therefore. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised before the Zoning Administrator. Upon the proper filing of the appeal, the Director of Planning & Building shall cause the matter to be set for public hearing, giving the same notice as required in Sections 19.12.070 and 19.12.080 of the CVMC.

Upon the hearing of an appeal, the Planning Commission may by resolution, affirm, reverse or modify, in whole or in any part, any determination of the Zoning Administrator. The resolution shall contain Findings of Facts showing wherein the project meets or fails to meet any applicable site plan and architectural principles or development standards and design guidelines established in the EastLake III SPA plan and Design Guidelines. A copy of the decision resolution of the Planning Commission shall be filed with the City Clerk and mailed to the applicant. The decision of the Planning Commission shall be final on the eleventh day after its filing, except where further appeal is taken as provided herein.

The applicant or other interested person may appeal the decision of the Planning Commission granting or denying site plan and architectural approval to the City Council within 10 days after said decision is filed with the City Clerk. Said appeal shall be filed with the City Clerk in writing upon forms provided by the City and be accompanied by the non-refundable required Fee therefore. The

appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised during the public hearing. If a proper appeal is filed within the time limits specified, it automatically stays proceedings in the matter until a determination is made by the City Council on the appeal.

After hearing the appeal, the City Council may, by resolution, affirm reverse or modify, in whole or in any part, any determination of the Zoning Administrator or the Planning Commission. The Council resolution by which the appeal is decided shall contain Findings of Facts showing wherein the project meets or fails to meet the applicable site plan and architectural principles in Section 19.14.470, the provisions of the Design Manual, any design standards required for the project, or other non-conformity with the requirements of this Chapter. A copy of the decision resolution of the City Council shall be filed with the City Clerk and mailed to the applicant.

### **II.3.11.7 Conditional Use Permit**

The granting of a Conditional Use Permit is an administrative act to authorize permitted uses subject to specific conditions because of the unusual characteristic or need to give special consideration to the proper location of said uses in relation to adjacent uses, the development of the community and to the various elements of the general plan. The purpose of this section is to set forth the findings necessary for such administrative action and to establish a procedure for granting Conditional Use Permits.

After the public hearing, the Planning Commission or the Zoning Administrator may, by resolution, grant a Conditional Use Permit if the Planning Commission or the Zoning Administrator finds from the evidence presented at said hearing that all of the following facts exists:

1. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or the community.
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
3. That the proposed use will comply with the regulations and conditions specified in this code for such use.
4. That the granting of this conditional use will not adversely affect the general plan of the City or the adopted plan of any governmental agency.

The Planning Commission or the Zoning Administrator shall make a written finding which shall specify acts relied upon in rendering said decision and attaching such conditions and safeguards as deemed necessary and desirable not more than 10 days following the decision of the Commission or the Zoning Administrator, and shall fully set forth wherein the facts and circumstances fulfill or

fail to fulfill the requirements. A copy of this written Finding of Facts shall be filed with the City Clerk, with the Director of Planning & Building and mailed to the applicant. The decision of the Planning Commission or Zoning Administrator shall be final on the eleventh day following its filing in the office of the City Clerk, except where appeal is taken as provided herein.

#### **II.3.11.8 Conditional Use Permit - Appeals**

The applicant or other interested party may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after said decision is filed with the City Clerk. Said appeal shall be in writing and filed in triplicate with the Planning & Building Department on forms provided by said department, and shall specify wherein there was an error in the decision of the Zoning Administrator. If an appeal is filed within the time limit specified, it stays proceedings in the matter until the Planning Commission makes a determination.

Where the Planning Commission denies an application by less than four votes, the applicant shall have the right to either a rehearing at the next Planning Commission meeting or an appeal to the City Council without payment of additional fees. The choice of alternatives shall be discretionary with the applicant. All other proceedings pertaining to appeals shall continue to apply.

#### **II.3.11.9 Variance**

The granting of a Variance is an administrative act to allow a variation from the strict application of the adopted EastLake III development regulations of the particular zone, and to provide a reasonable use for a parcel of property having unique characteristics by virtue of its size, location, design or topographical features, and its relationship to adjacent or surrounding properties and developments. The purpose of the Variance is to bring a particular parcel up to parity with other property in the same zone and vicinity insofar as a reasonable use is concerned, and it is not to grant any special privilege or concession not enjoyed by other properties in the same zone and vicinity. The Variance may not be used to correct improper zoning. It is the purpose of this section to set forth the findings necessary for such administrative action and to establish a procedure for granting variances. In no case shall a Variance be granted to permit a use other than a use permitted in the district in which the subject property is situated.

The Zoning Administration shall grant a Variance only when the following facts are found:

1. That a hardship peculiar to the property and not created by any act of the owner exists. Said hardship may include practical difficulties in developing the property for the needs of the owner consistent with the regulations of the zone; but in this context, personal, family or financial difficulties, loss of prospective profits, and neighboring violations are not hardships justifying a Variance. Further, a previous Variance can never have set a precedent, for each case must be considered only on its individual merits.
2. That such Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same zoning district and in the same vicinity, and

that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbor.

3. That the authorizing of such Variance will not be of substantial detriment to adjacent property, and will not materially impair the purposes of this Chapter or the public interest.
4. That the authorizing of such Variance will not adversely affect the general plan of the City or the adopted plan of any governmental agency.

### **II.3.11.10 Variance - Appeals**

The applicant or other interested persons may appeal the decision of the Zoning Administrator to the Planning Commission within 10 days after the decision is filed with the City Clerk and the hearing on said appeal shall be processed by the Planning Commission in the same manner as a Conditional Use Permit within the original jurisdiction of the Planning Commission. The applicant or other interested persons shall have the same right of appeal from any determination of the Planning Commission in such instances as set forth in Sections 19.14.110 through 19.14.130 of the Chula Vista Municipal Code.

Upon the hearing of such appeal, the City Council may, by resolution, affirm, reverse or modify in whole or in part any determination of the Planning Commission, subject to the same limitations and this Chapter places requirements of findings as upon the Planning Commission. The resolution must contain a Finding of Facts showing wherein the conditional use meets or fails to meet the requirements of Sections 19.14.080 through 19.14.100. Not later than 10 days following the adoption of said resolution, the City Clerk shall transmit a copy of the resolution and finding to the Director of Planning & Building and shall mail a copy to the applicant.

Any Conditional Use Permit or Zone Variance granted by the City as herein provided shall be conditioned upon the privileges granted being utilized within one year after the effective date thereof. A Variance or Conditional Use Permit shall be deemed to be utilized if the property owner has substantially changed his/her position in reliance upon the grant thereof. Evidence of change of position would include completion of construction or any expenditures of money by the property owner preparatory to construction and shall also include the use of the property as granted. If there has been a lapse of work for the three months after commencement, the Conditional Use Permit or Zone Variance shall be void. The Commission may, by resolution, grant an extension of time contained in a currently valid Zone Variance or Conditional Use Permit without a public hearing upon appeal of the property owner, provided that there has been no material change or circumstances since the granting of the Variance or Conditional Use Permit which would be injurious to the neighborhood or otherwise detrimental to the public welfare.

## **II.3.12 Exceptions and Modifications**

II.3.12.1 Height Limitation Exceptions

II.3.12.2 Projections into Required Yard Permitted

II.3.12.3 Scenic Highway Setback Encroachments

### **II.3.12.1 Height Limitation Exceptions**

Height limitations stipulated in these regulations shall not apply to:

Church spires, belfries, cupolas, bell towers, and domes, monuments, electric generating stations and liquefied natural gas tanks, water towers, fire and hose towers, observation towers, distribution and transmission towers, lines and poles, windmills, chimneys, smokestacks, flagpoles, radio towers, masts and aerials, or to parapet walls extending not more than four feet above the limiting height of the building;

### **II.3.12.2 Projections into Required Yard Permitted**

Certain architectural features may project into required yards or courts as follows:

- A. Cornices, canopies, fire escapes, bay windows, chimneys, balconies, eaves or other architectural features may project a distance not exceeding four feet into any front or rear yard and forty percent into any side yard to a maximum of four feet.
- B. An uncovered stair and any necessary landings may project a distance not to exceed six feet, provided such stair and landing shall not extend above the first floor of the building except for a railing not exceeding three feet in height;
- C. An open, unenclosed stairway not covered by a roof or canopy may extend or project into a required rear or side yard not more than three feet.

### **II.3.12.3 Scenic Highway Setback Encroachments**

To reduce the potential for building being lined up at the Scenic Highway setback line, to improve functionality, or to encourage a variety of visual characteristics along Olympic Parkway, the Design Review Committee may reduce the otherwise required setback from the Olympic Parkway Scenic Highway.

## **II.3.13      Enforcement**

II.3.13.1      Enforcement by City Officials

II.3.13.2      Actions Deemed Nuisance

II.3.13.3      Remedies

II.3.13.4      Penalties

**II.3.13.1 Enforcement by City Officials**

The City Council, City Attorney, City Manager, City Engineer, Director of Public Works, Fire Chief, Chief of Police, Director of Building & Housing, Director of Parks and Recreation, Director of Planning, City Clerk and all officials charged with the issuance of licenses or permits shall enforce the provisions of this ordinance. Any permit, certificates or license issued in conflict with the provisions of this ordinance shall be void.

**II.3.13.2 Actions Deemed Nuisance**

Any building or structure erected hereafter, or any use of property contrary to the provisions of a duly-approved Design Review, Site Plan, Variance, Conditional Use Permit, or Administrative Review and/or this ordinance shall be declared to be unlawful and a public nuisance per se and subject to abatement in accordance with local ordinance.

**II.3.13.3 Remedies**

All remedies concerning this ordinance shall be cumulative and non-exclusive. The conviction and punishment of any person hereunder shall not relieve such persons from the responsibility of correcting prohibited conditions or removing prohibited buildings, structures, signs or improvements, and shall not prevent the enforced correction or removal thereof.

**II.3.13.4 Penalties**

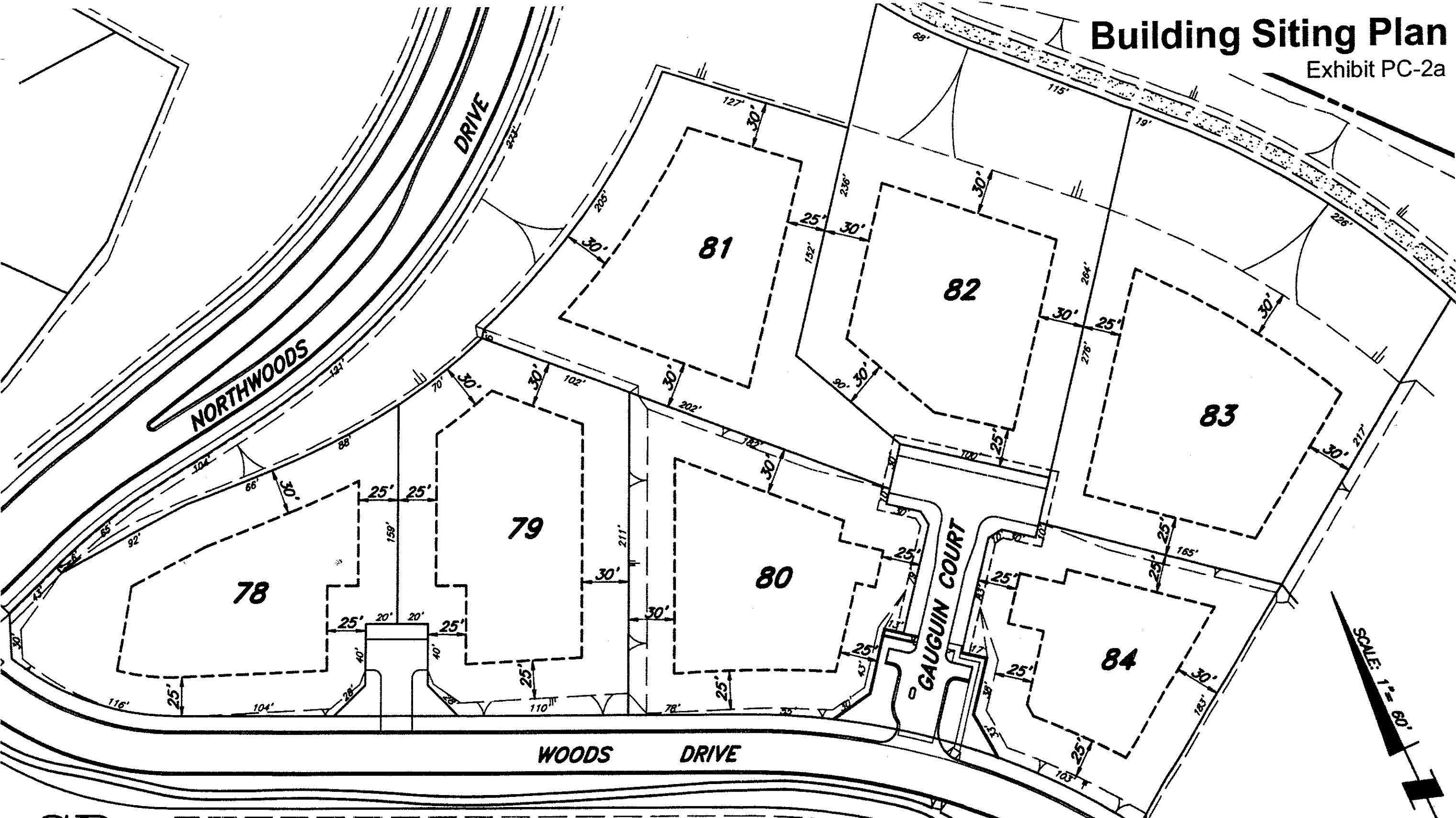
Any person, partnership, organization, firm or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or violating or failing to comply any order or regulation made hereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable as provided by local ordinance.



**(EXHIBIT PC-2 Building Siting Plans for RL1 District inserted here)**

# Building Siting Plan

Exhibit PC-2a



**S/B  
&O**

Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

II.3-90

**EASTLAKE WOODS  
WR-1 LOT SETBACKS**



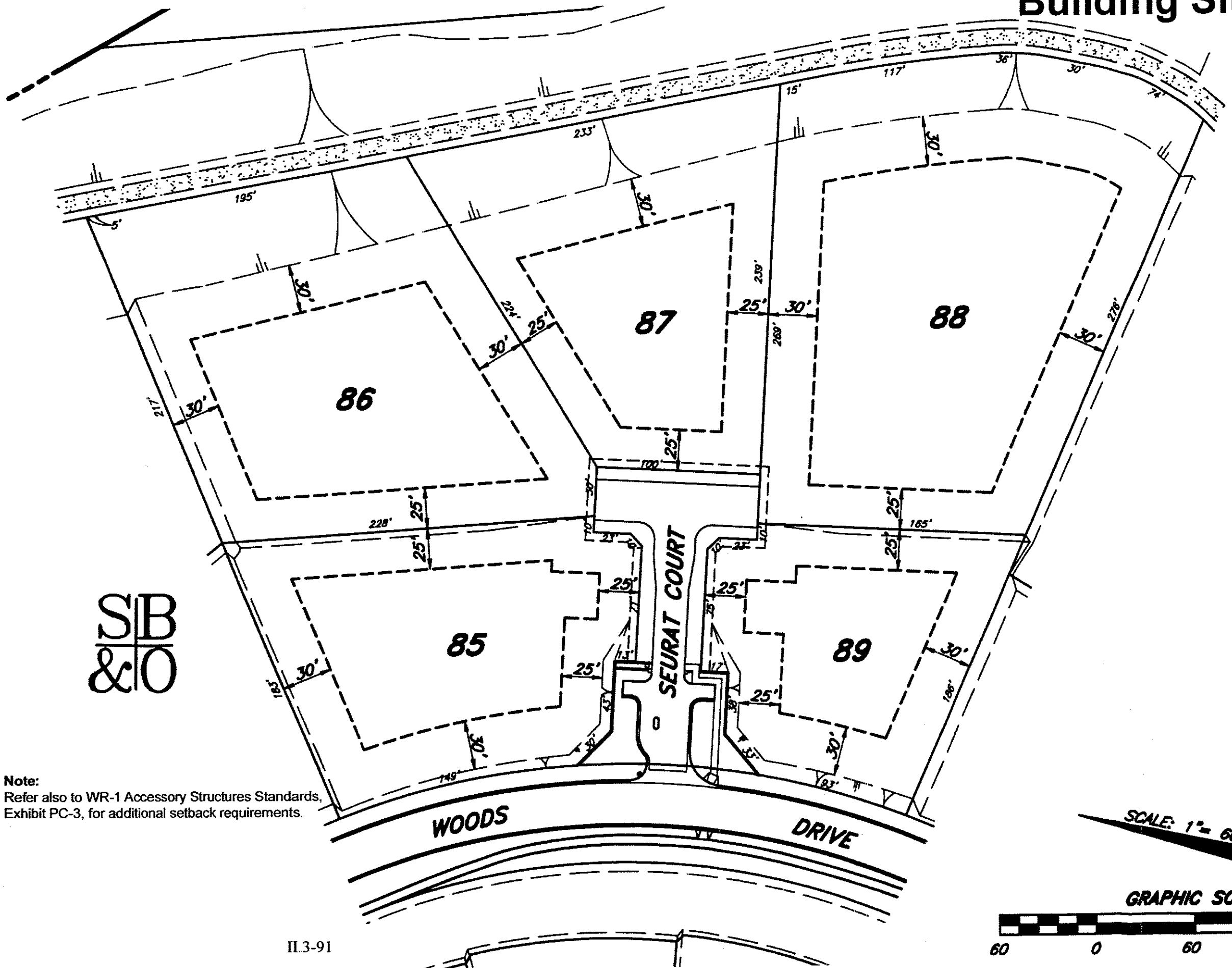
# Building Siting Plan

Exhibit PC-2b

S/B  
& O

**Note:**  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

IL3-91



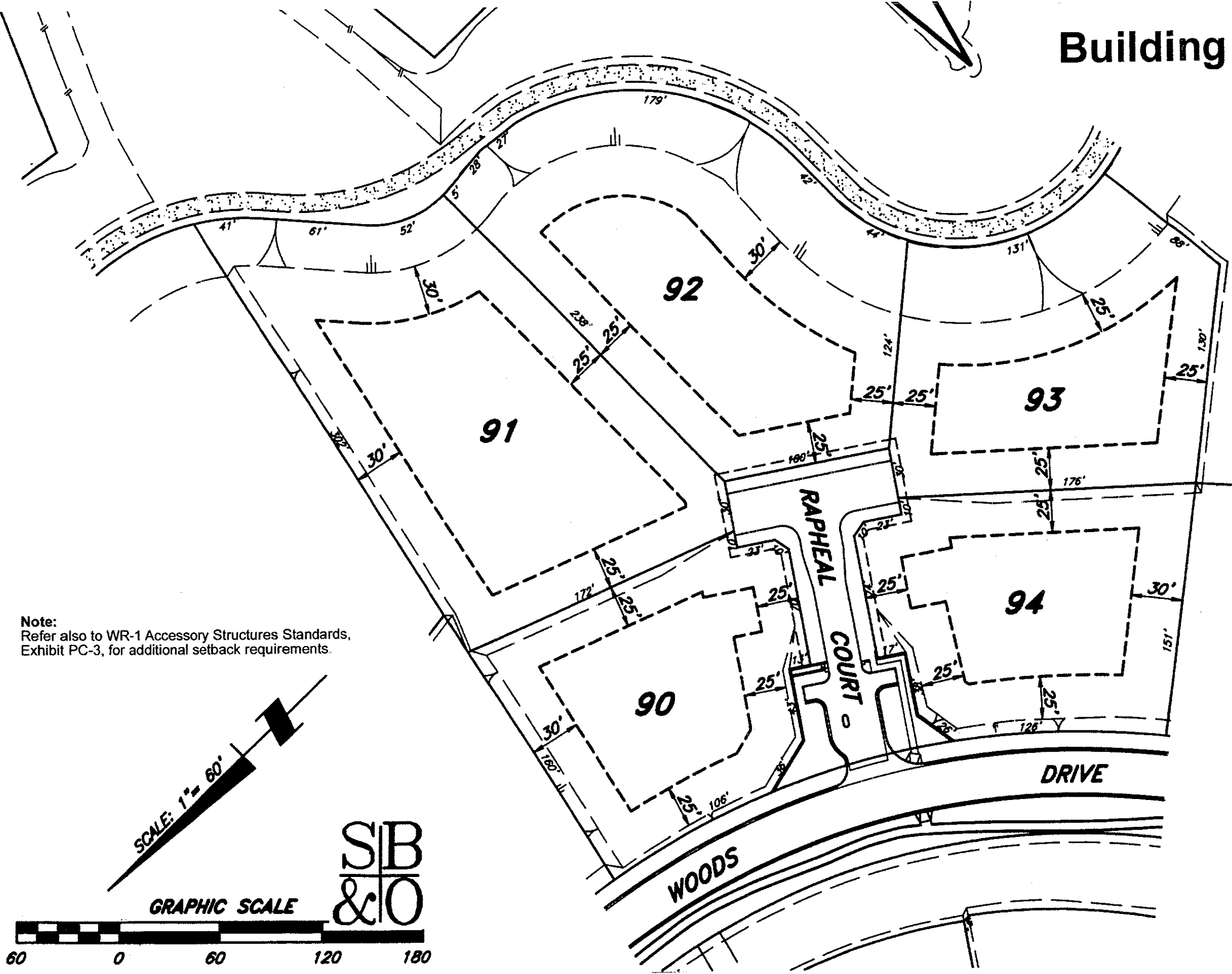
SCALE: 1" = 60'

GRAPHIC SCALE



# Building Siting Plan

Exhibit PC-2c



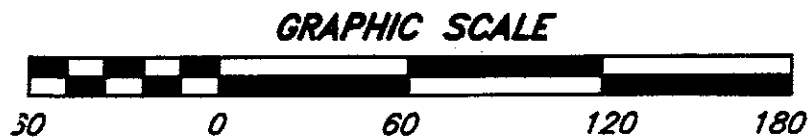
Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

SCALE: 1" = 60'

GRAPHIC SCALE

S/B  
&O



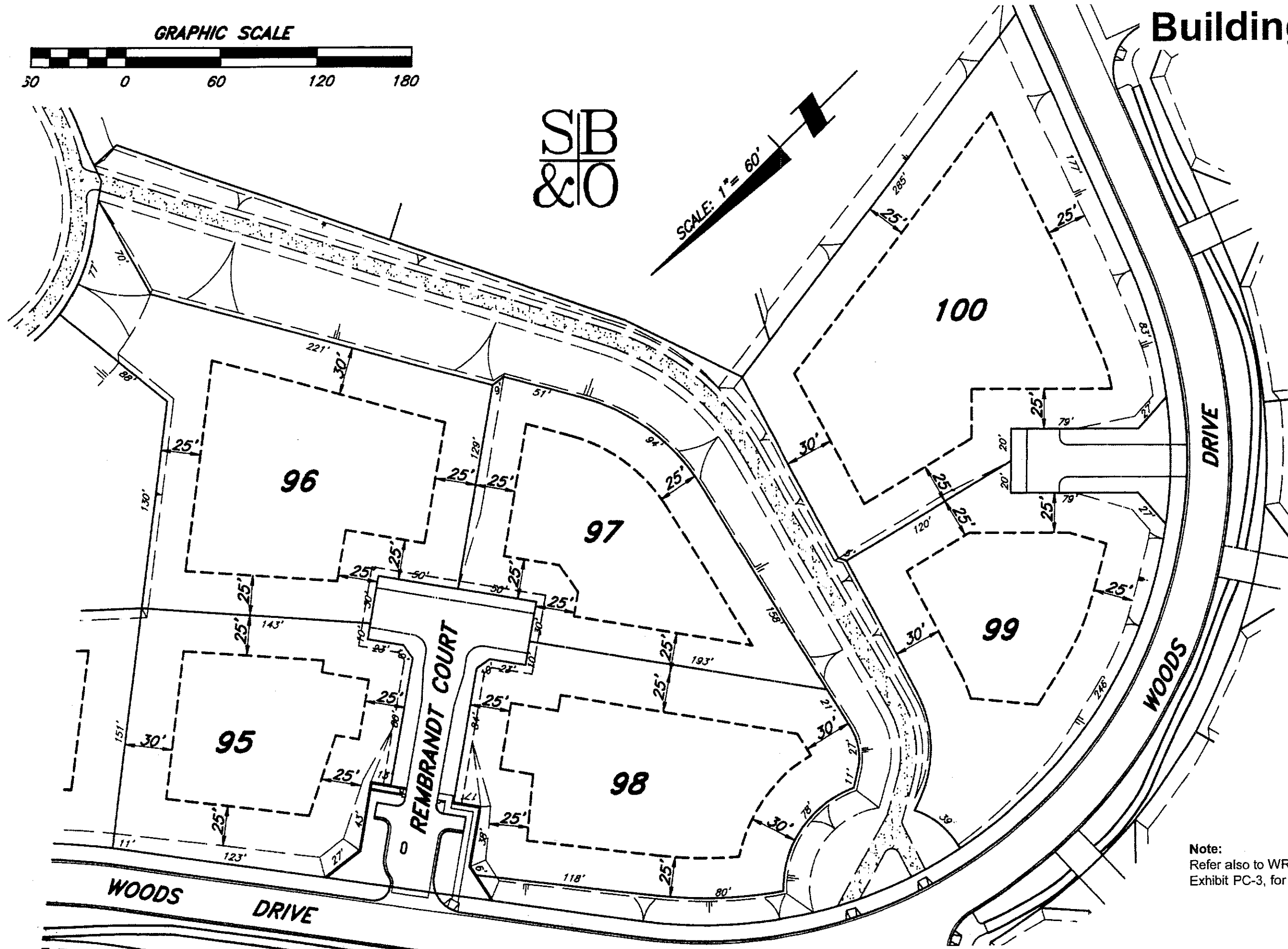


SB  
&O

SCALE: 1" = 60'

# Building Siting Plan

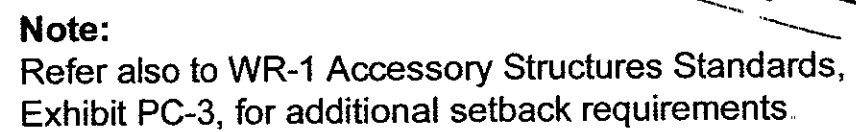
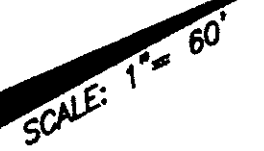
Exhibit PC-2d



Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements

## Exhibit PC-2e

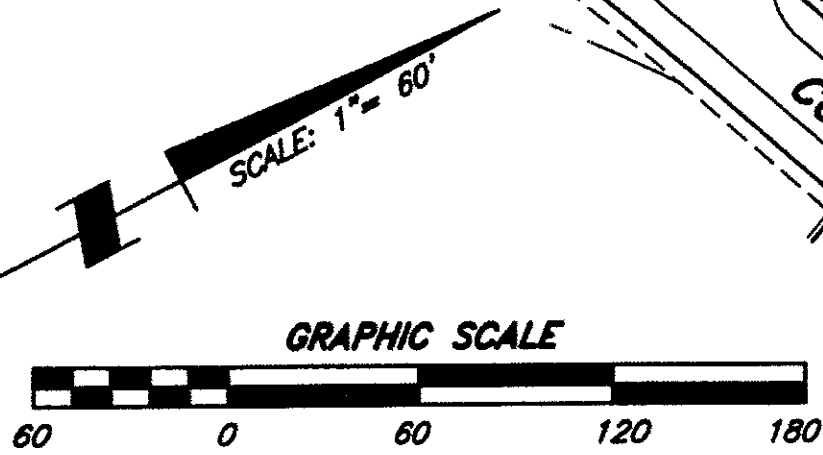
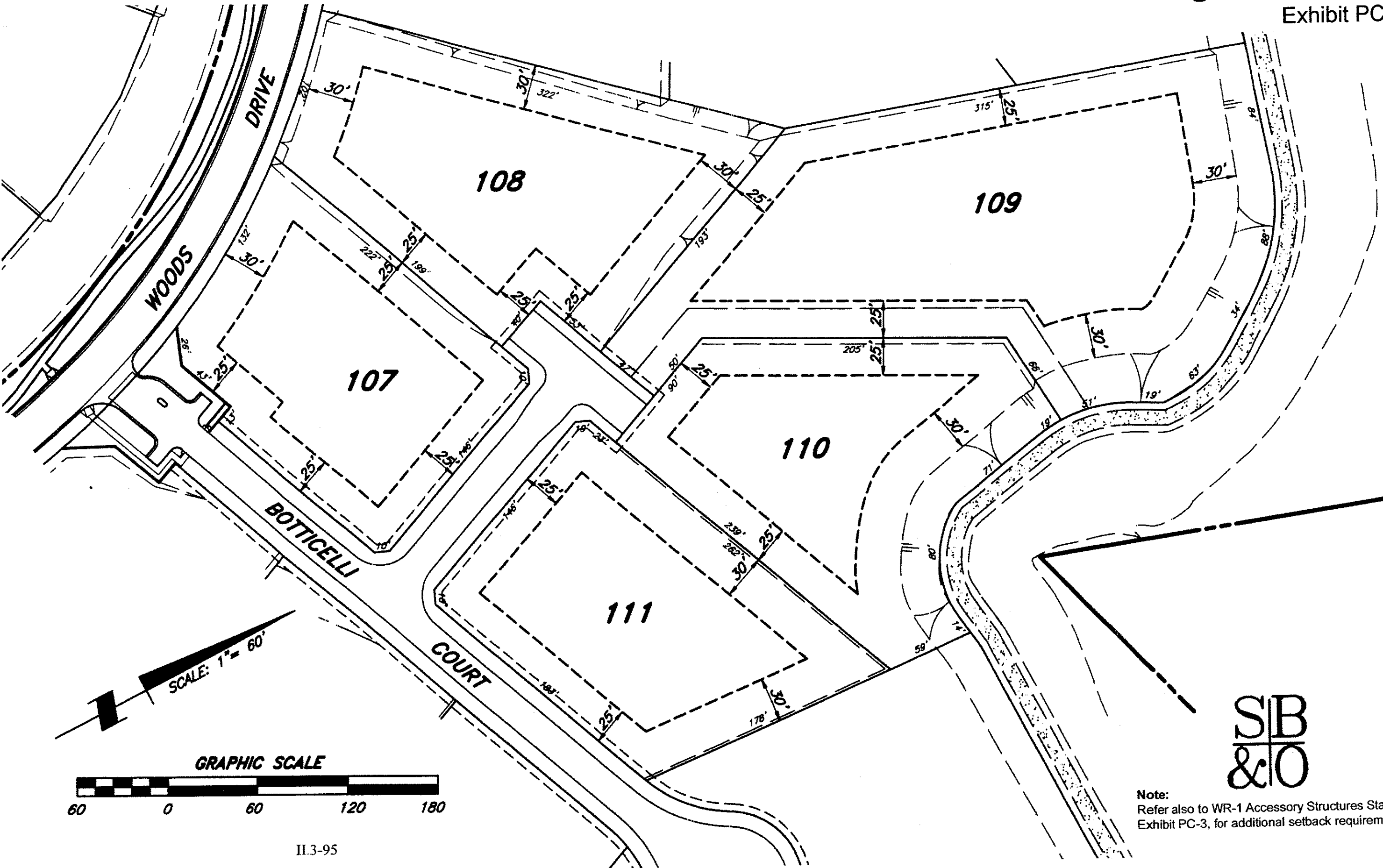
### GRAPHIC SCALE



S	B
&	O

# Building Siting Plan

Exhibit PC-2f

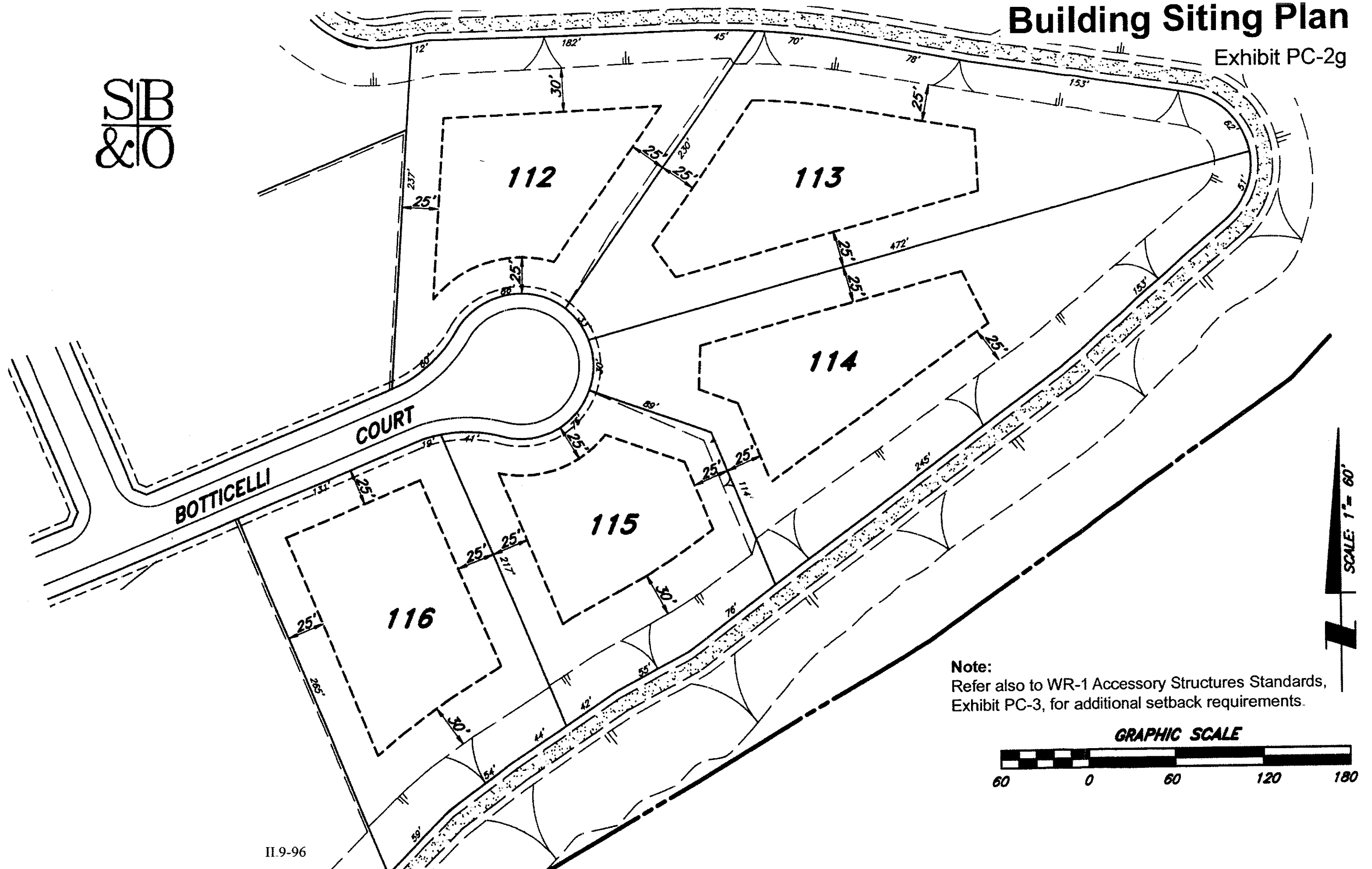


SB  
&O

Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements

## Exhibit PC-2g

S	B
&	O

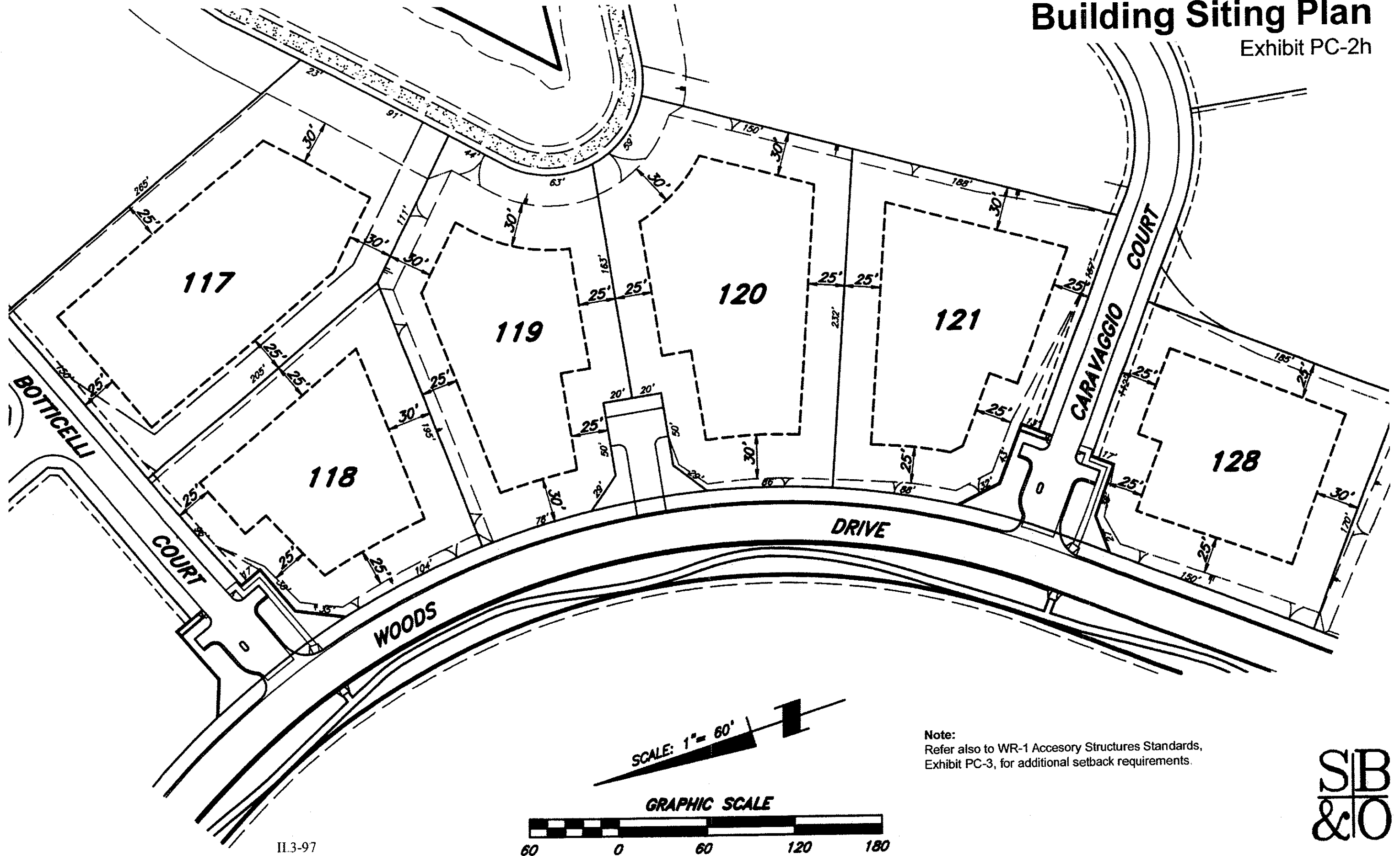


II.9-96



# Building Siting Plan

Exhibit PC-2h

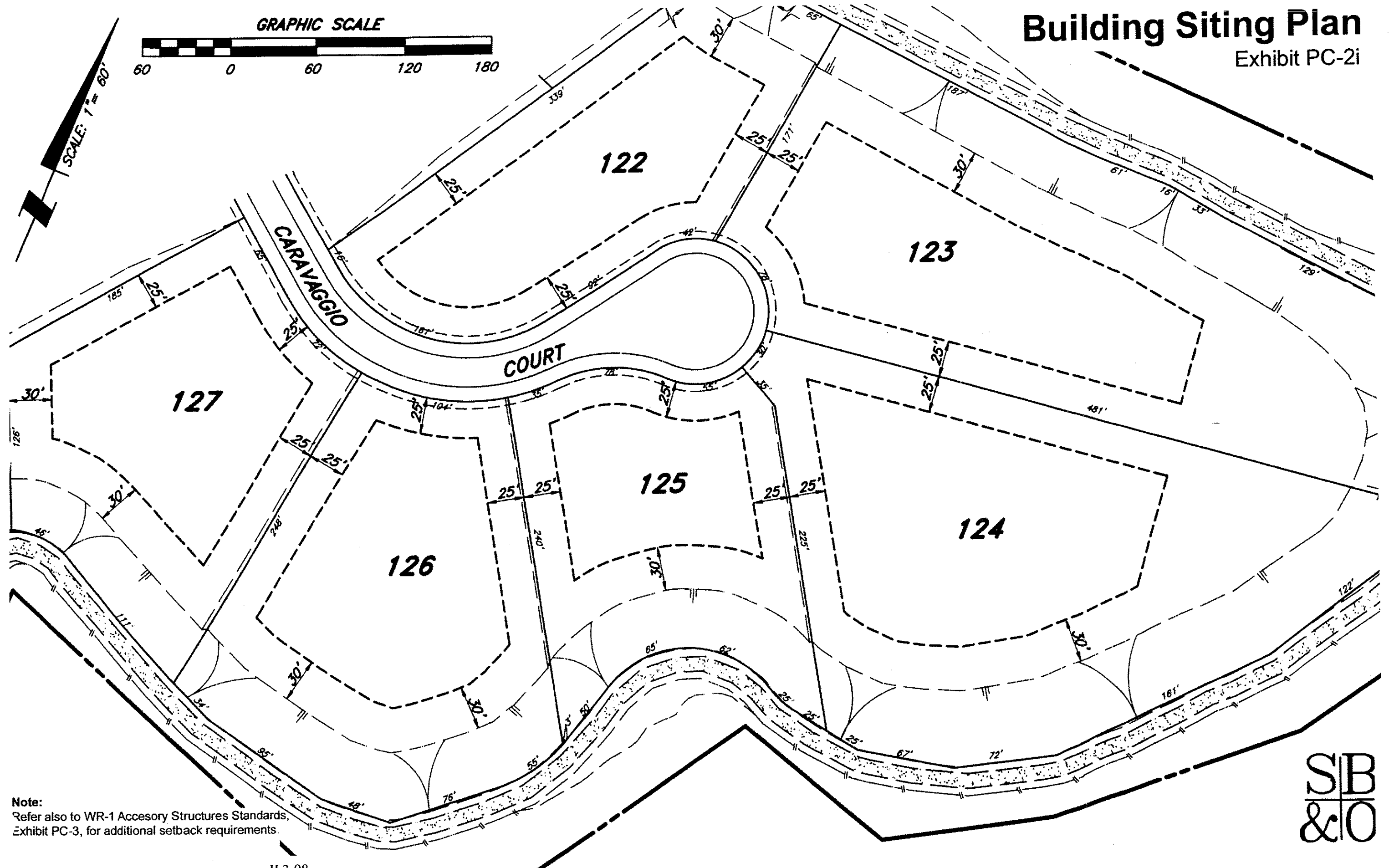


Note:  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

**S/B  
&O**

## Exhibit PC-2i

SCALE: 1" = 60'



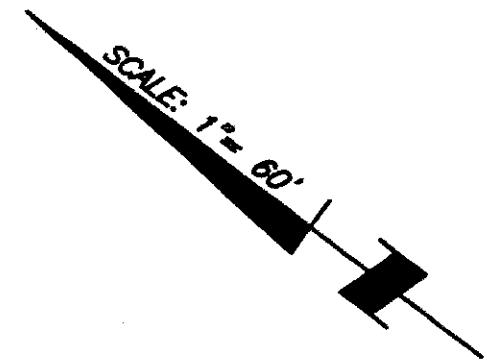
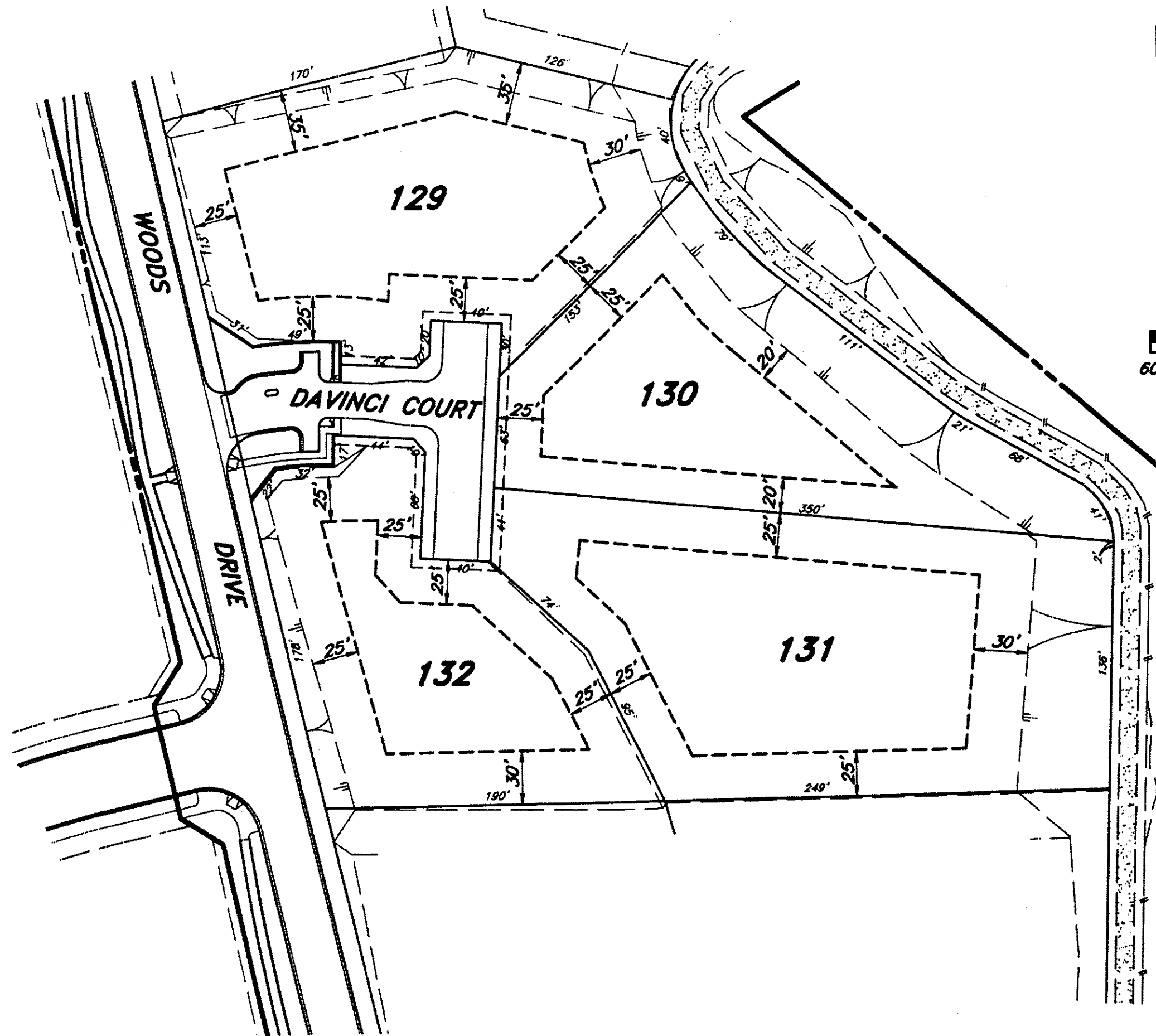
**Note:**  
Refer also to WR-1 Accesory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

S	B
&	O

II.3-98

# Building Siting Plan

Exhibit PC-2j



**Note:**  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

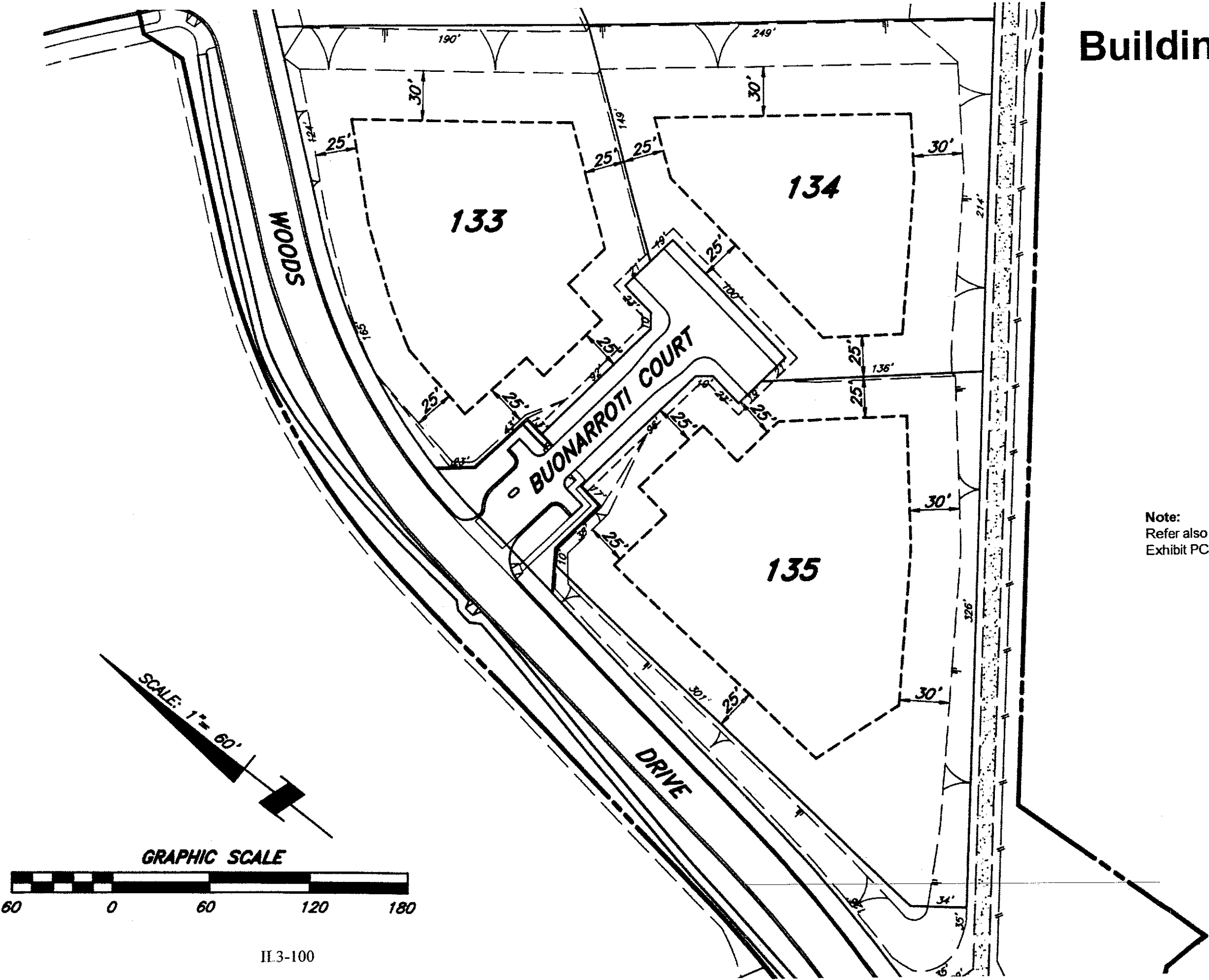
SB  
&O

II.3-99

# Building Siting Plan

Exhibit PC-2k

**Note:**  
Refer also to WR-1 Accesory Structures Standards,  
Exhibit PC-3, for additional setback requirements

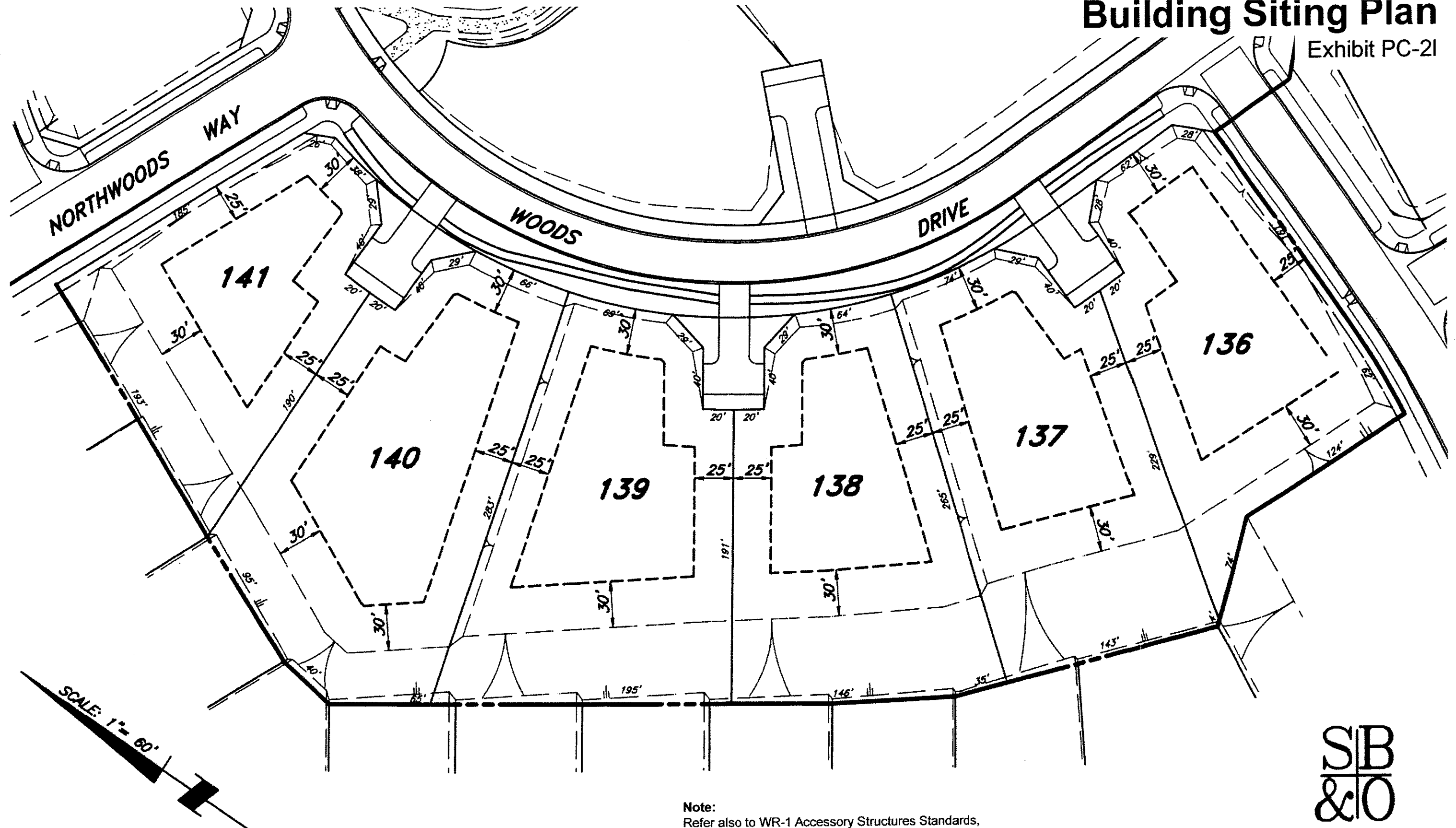


IL3-100

SIB  
&O

## Building Siting Plan

Exhibit PC-21



**Note:**  
Refer also to WR-1 Accessory Structures Standards,  
Exhibit PC-3, for additional setback requirements.

S|B  
—|—  
&|O

II-3-101



# DESIGN GUIDELINES RESIDENTIAL/COMMERCIAL

## SECTION IV OF SECTIONAL PLANNING AREA (SPA) PLAN

### EASTLAKE III

**Adopted July 17, 2001**  
by Resolution No. 2001-220

**Amended November 26, 2002**  
by Resolution No. 2002-484

**Amended June 20, 2006**  
by Resolution No. 2006-190

**Amended April 8, 2008**  
by Resolution No. 2008-095

*Project Sponsor*  
**Windstar Communities**  
11149 N. Torrey Pines Road, Suite 250  
La Jolla, CA 92037  
Contact: Eric L. Heffner  
(858)587-2100

*Prepared by:*  
**Bud Gray & Associates**  
2452 Arrowhead Court  
Chula Vista, CA 91915  
Contact: Bud Gray  
(619) 656-801

*Edited by:*  
**KTGY Group, inc.**  
17992 Mitchell South  
Irvine, CA 92614  
Contact: Damian Taitano  
(949) 851-2133

*parts of Section II.4.5. Architecture provided by*  
**William Hezmalhalch Architects, Inc.**

## SECTION II.4 DESIGN GUIDELINES

### TABLE OF CONTENTS

<u>SECTION</u>		<u>PAGE</u>
<b>II.4.1</b>	<b>Introduction</b> .....	<b>II.4.1-1</b>
	II.4.1.1 Purpose	
<b>II.4.2</b>	<b>Design Review Process</b> .....	<b>II.4.2-1</b>
	II.4.2.1 Introduction	
	II.4.2.2 Zoning Administrator Design Review	
	II.4.2.3 Design Review Committee	
	II.4.2.4 Appeals	
<b>II.4.3</b>	<b>Community Design Concept</b> .....	<b>II.4.3-1</b>
	II.4.3.1 Community Character	
	II.4.3.2 Community Landscape Design	
	II.4.3.3 Community Fencing	
	II.4.3.4 Community Signing	
	II.4.3.5 Community Lighting	
	II.4.3.6 Community Trails	
	II.4.3.7 Community Entries	
	II.4.3.8 Street Furniture	
	II.4.3.9 Scenic Corridor Guidelines	
<b>II.4.4</b>	<b>Residential Design Guidelines: Single Family - Vistas &amp; Woods West</b> . . . .	<b>II.4.4-1</b>
	II.4.4.1 Site Planning	
	II.4.4.2 Grading & Landform	
	II.4.4.3 Streetscape Design	
	II.4.4.4 Visual Aspect	
	II.4.4.5 Architecture	
	II.4.4.6 Signage	
	II.4.4.7 Lighting	
	II.4.4.8 Parking	
	II.4.4.9 Special Standards	
	II.4.4.10 Landscaping Requirements	
	II.4.4.11 Individual Parcel Design Criteria	
<b>II.4.5</b>	<b>Residential Design Guidelines: Single Family - Woods East</b> .....	<b>II.4.5-1</b>
	II.4.5.1 Site Planning	
	II.4.5.2 Architectural Design Issues	
	II.4.5.3 Parking	
	II.4.5.4 Special Standards	
	II.4.5.5 Individual Parcel Design Criteria	

## TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
<b>II.4.6 Residential Design Guidelines: Multifamily</b> .....	<b>II.4.6-1</b>
II.4.6.1 Site Planning	
II.4.6.2 Individual Parcel Design Criteria	
<b>II.4.7 Commercial Design Guidelines</b> .....	<b>II.4.7-1</b>
II.4.7.1 Precise Plan Requirements	
II.4.7.2 Architecture, Color & Materials	
II.4.7.3 Screening	
II.4.7.4 Site Furnishings	
II.4.7.5 Lighting & Signage	
II.4.7.6 Individual Parcel Design Criteria	



## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
3.1 Site Utilization Plan .....	II.4.3-3
3.2 Circulation Plan .....	II.4.3-4
3.3 Community Structure .....	II.4.3-5
3.4 View Basins/Opportunities .....	II.4.3-6
3.5 Scenic Vistas .....	II.4.3-7
3.6 Design Features & Considerations .....	II.4.3-8
3.7 General Landscape Plan .....	II.4.3-13
3.8a Landscape Intensity - Woods .....	II.4.3-14
3.8b Landscape Intensity - Vistas .....	II.4.3-15
3.9 Salt Creek Edge .....	II.4.3-24
3.10 Salt Creek Edge Conditions .....	II.4.3-25
3.11 Section in Parcel VR-2 through Vistas Spine Road .....	II.4.3-26
3.12 Section through Vistas Spine Road at City Park .....	II.4.3-27
3.13 Section through Woods Estate Collector Road .....	II.4.3-27
3.14 Section from Woods Residential to Salt Creek Revegetation Area .....	II.4.3-28
3.15 Section from Middle School into Salt Creek Revegetation Area .....	II.4.3-28
3.16 Community Fencing Types .....	II.4.3-33
3.17 Fencing .....	II.4.3-35
3.18 Combination Wall & Fence .....	II.4.3-36
3.19 Signing - Do This/Not This .....	II.4.3-38
3.20 Lighting .....	II.4.3-39
3.21 Paseo Trail Linkage .....	II.4.3-40
3.22 Parkway Trail Linkage .....	II.4.3-40
3.23 Trails Plan .....	II.4.3-41
3.24 Trail Widths .....	II.4.3-42
3.25 Section through City Greenbelt at Estate Lots .....	II.4.3-43
3.26 Trail View Guidelines .....	II.4.3-43
3.27 Greenbelt Trail Signing .....	II.4.3-44
3.28 Greenbelt Rest Stop .....	II.4.3-44
3.29 Woods Trail Entry from Street .....	II.4.3-45
3.30 Major Entry .....	II.4.3-47
3.31 Neighborhood Entry .....	II.4.3-47
3.32 Entry to EastLake Woods from Hunte Parkway .....	II.4.3-48
3.33 Entry Monument Concept for EastLake Vistas .....	II.4.3-49
3.34 Gated Entry Concepts .....	II.4.3-50
3.35 Parkway Furniture .....	II.4.3-51

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
4.1	Mixing Architectural Styles . . . . . II.4.4-2
4.2	Architectural Guidelines . . . . . II.4.4-6
4.3	Architectural Guidelines . . . . . II.4.4-7
4.4	Architectural Guidelines . . . . . II.4.4-8
4.5	Architectural Guidelines . . . . . II.4.4-9
4.6	Gated Entry Concepts . . . . . II.4.4-11
4.7	SUP -Single Family Detached . . . . . II.4.4-13
4.8	Parcel VR-1 . . . . . II.4.4-15
4.9	Parcel VR-2 . . . . . II.4.4-17
4.10	Parcel VR-3 . . . . . II.4.4-19
4.11	Parcel VR-4 . . . . . II.4.4-21
4.12	Parcel VR-5 . . . . . II.4.4-23
4.13	Parcel VR-6 . . . . . II.4.4-25
4.14	Parcel VR-7 . . . . . II.4.4-27
4.15	Parcel VR-8 . . . . . II.4.4-29
4.16	Parcel WR-6 . . . . . II.4.4-31
4.17	Parcel WR-7 . . . . . II.4.4-33
5.1	7,000 sf lots . . . . . II.4.5-13
5.2	8,000 sf lots . . . . . II.4.5-16
5.3	10,000 sf lots . . . . . II.4.5-17
5.4	13,500 sf lots . . . . . II.4.5-19
5.5	22,000 sf lots . . . . . II.4.5-21
5.6	SUP - Woods East . . . . . II.4.5-53
5.7	Parcel WR-1 . . . . . II.4.5-55
5.8	Parcel WR-2 . . . . . II.4.5-57
5.9	Parcel WR-3 . . . . . II.4.5-59
5.10	Parcel WR-4 . . . . . II.4.5-61
5.11	Parcel WR-5 . . . . . II.4.5-63
6.1	Sup - Multi-family . . . . . II.4.6-2
6.2	Multi-family Site Design . . . . . II.4.6-3
6.3	Multi-family Site Design . . . . . II.4.6-4
6.4	Multi-family Site Design . . . . . II.4.6-4
6.5	Multi-family Street Orientation . . . . . II.4.6-5
6.6	Parcels VR-9/11 . . . . . II.4.6-8
6.7	Parcel VR-12 . . . . . II.4.6-10
6.8	Parcel VR-13 . . . . . II.4.6-12
6.9	Parcel VR-13 Architectural Character . . . . . II.4.6-13
6.10	Parcel VR-13 Project Features . . . . . II.4.6-14
6.11	Parcel VR-13 Conceptual Landscape Plan . . . . . II.4.6-15
6.12	Parcel VR-13 Perimeter Fence Detail . . . . . II.4.6-16
7.1	SUP - Commercial Parcels . . . . . II.4.7-5
7.2	Parcel C-1 . . . . . II.4.7-7

## **II.4.1 Introduction**

### **II.4.1.1 Purpose**

This document is a manual to guide the design of site plans, architecture, and landscape architecture within the EastLake III Sectional Planning Area (SPA) of the EastLake Planned Community. It illustrates the master developer's philosophy and commitment to a high quality, planned development program.

These guidelines are being provided to ensure that the quality and fundamental concepts established at the master planning stage are maintained in the final phase of detailed planning and design. This manual includes design concepts to guide specific areas of consideration, but more importantly it establishes a design context within which each element is important to the success of the entire program. Just as the entire community can be impacted by a substandard project, carefully crafted design themes and standards can be compromised by inattention to one element of the overall design program. The purpose of this manual is to ensure that all development within EastLake III will maintain a high standard of design through consistency with these published standards to which all project designers are expected to refer. The standards of these guidelines are consistent with those established for previous development phases of the EastLake Planned Community.

While it is the intention of the master developer to allow as much freedom as possible for creative design expression at the parcel and individual project levels, it is sometimes mandatory to precisely control the design of areas critical to the success of the overall community; locations where only a limited number of solutions are acceptable. For these locations, more detailed design solutions are outlined in these guidelines.

## **II.4.2 Design Review Process**

### **II.4.2.1 Introduction**

The design review process includes two integrated procedures: design review and approval by the master developer and review and approval by the City of Chula Vista. Essentially the process requires the builder to formulate the design for his parcel and review it with the master developer prior to formal application and review of final designs by the City. The City of Chula Vista requires Site Plan and Architectural Review, as well as Landscape Review.

#### **Master Developer Review Process**

The review requirements of the master developer are intended to ensure that the builder's intended product and designs meet the standards and criteria for the entire planned community. The items to be included in the builder's design submittal package to the Master Developer are covered by private agreements between the builder and developer.

Following acceptance of the builders schematic design, a continuing exchange of information will be expected as the design is finalized and the City's review process begins. Final, approved plans shall be provided to the master developer for his records.

#### **City of Chula Vista Design Review Process**

The requirements of the City are fairly typical and are further detailed below, but each builder should contact the City for current, specific requirements. The design review process with the master developer should be finalized prior to submittal for formal review by the City.

The standards and requirements for Site Plan and Architectural Approval and Design Review are provided for in the EastLake Community District Regulations. Additional specific requirements for application and review procedures are published in the City's Zoning Ordinance.

The City's "Design Manual" provides design guidance for all projects subject to Design Review, including small lot single family and multi-family residential, commercial and industrial projects. The City's Design Manual should be consulted when preparing plans for these projects along with these guidelines. Where in conflict, the EastLake III Design Guidelines take precedence. Where an item is not addressed in these guidelines, the City's Design Manual shall apply.

The City has also published a "Landscape Manual" which describes the landscape review process and provides some guidelines for landscape design from the City's perspective. The Manual also includes specific standards for landscape and irrigation improvements. Where in conflict, the EastLake III Design Guidelines shall apply; where an item is not addressed, the city's Design Manual shall apply.

#### **II.4.2.2 Zoning Administrator Design Review**

The Zoning Administrator is authorized to consider and approve, disapprove or modify applications on several subjects as provided in Section II.3.11.2 of the EastLake III Planned Community District Regulations.

#### **II.4.2.3 Design Review Committee**

The Design Review Committee shall review plans as required by Section II.3.11.3 of the EastLake III Planned Community District Regulations.

#### **II.4.2.4 Appeals**

Appeals to Design Review, Site Plan and Architectural Review and provided for in Sections II.3.11.4 and II.3.11.6 of the EastLake III Planned Community District Regulations.

## **II.4.3 Community Design Concept**

### **II.4.3.1 Community Character**

The character of the EastLake Planned Community at the broadest level is established by the EastLake General Development Plans and subsequent SPA Plans. During the preparation of these plans, numerous community design features were established or considered. As individual parcels are developed, attention to these pre-established criteria is necessary to successfully execute the intended design. This section is intended to describe and promote the design features of the EastLake III SPA Plan and to provide guidance for consistent detailed design.

The primary SPA Plan features which influence the character of the EastLake III neighborhoods are the land use and circulation patterns (see Site Utilization Plan, Exhibit 3.1 and Circulation, Exhibit 3.2). The predominate land use is single family detached residential in two neighborhoods, EastLake Woods and EastLake Vistas, with densities ranging from 1.0 du/ac to 6.7 du/ac. This land use will define the primary character of these neighborhoods. In addition, a mixed-use, commercial and higher density residential, “activity center” is located at the southern end of the EastLake Vistas neighborhood, adjacent to the entry to the existing Olympic Training Center (OTC). The character of this area will be distinguished from the single family areas and strongly tied to that of the OTC (see Community Structure, Exhibit 3.3).

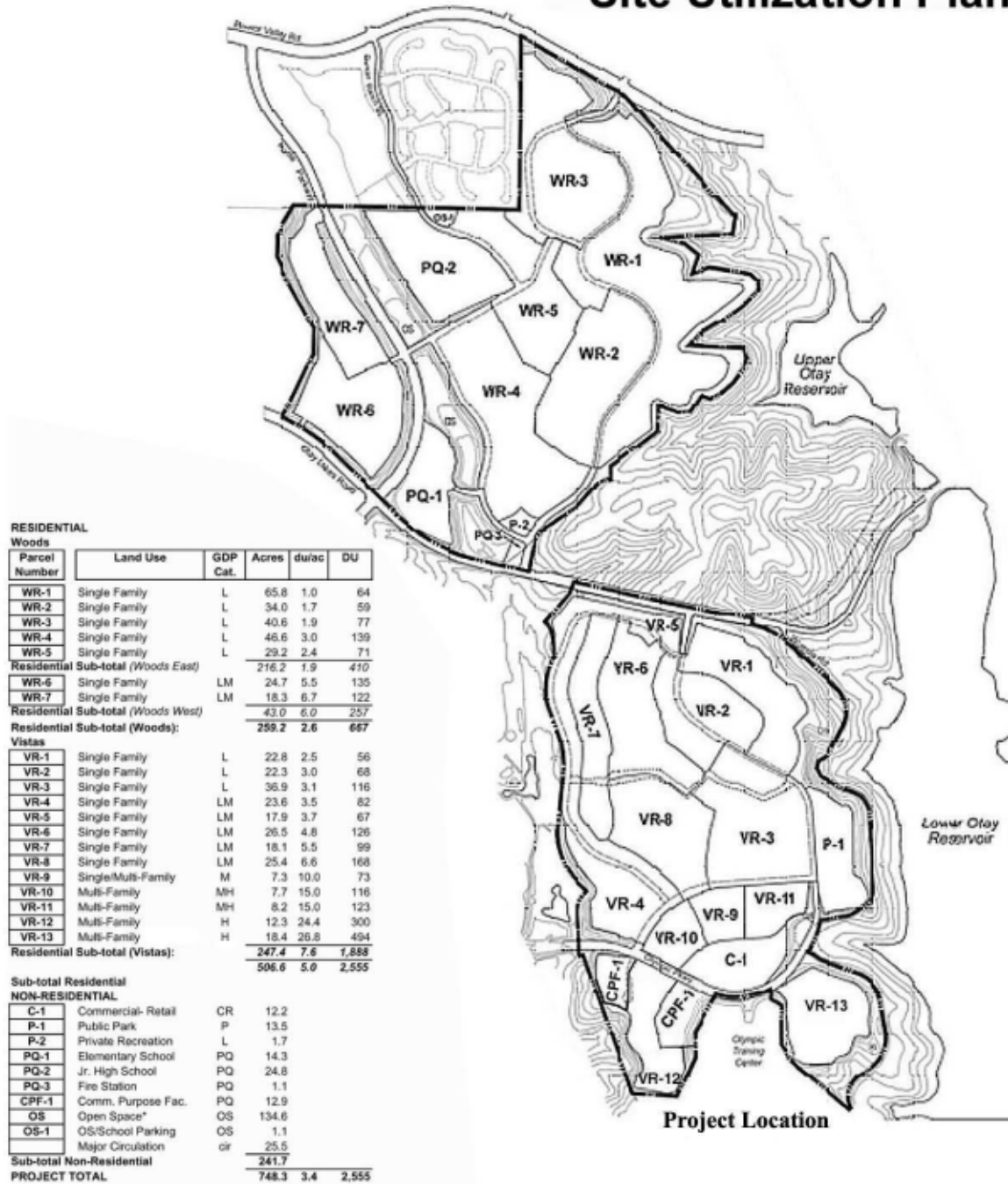
View opportunities are also a significant factor in the design of the project (see View Basins/Opportunities, Exhibit 3.4). Views include local views to the Salt Creek Open Space Corridor Greenbelt on the western edge of the project. To the east, views are of the Otay Lakes Open Space Corridor Greenbelt as well as longer range views of the lakes themselves and mountains beyond. The greenbelts and views serve as major amenities which establish a framework for development. Development along these “green” edges should incorporate physical and visual access to the open area.

Developed recreation will be concentrated in the public park (parcel P-1) overlooking Lower Otay Lake and a smaller private facility at the southern entry to the EastLake Woods neighborhood (parcel P-2), while trails will provide dispersed recreational opportunities within the Greenbelt branches and through the neighborhoods. Scenic vistas from public streets were also carefully considered in the layout of the circulation plan (see Scenic Vistas from Public Streets, Exhibit 3.5).

A unique feature of the EastLake Planned Community is the Community Trail (Thematic Corridor) which provides a connection between the focal points of each neighborhood within the community. It extends from the Swim Club in EastLake Hills, through the lake and Beach Club area of EastLake Shores, to the Village Center site north of Otay Lakes Road. It continues across the road and through the Activity Corridor area of EastLake Greens along EastLake Parkway, and then through the center of the neighborhood, past the clubhouse area. From this point, it extends eastward through EastLake Trails and across Salt Creek to EastLake Vistas, terminating at the overlook park. The Community Trail is defined by special landscaping and enhanced trail design, as detailed below.

The primary design influences on the EastLake III SPA are described in Section II.2.2 of the SPA Plan and summarized in Design Features & Considerations, Exhibit 3.6.

# Site Utilization Plan



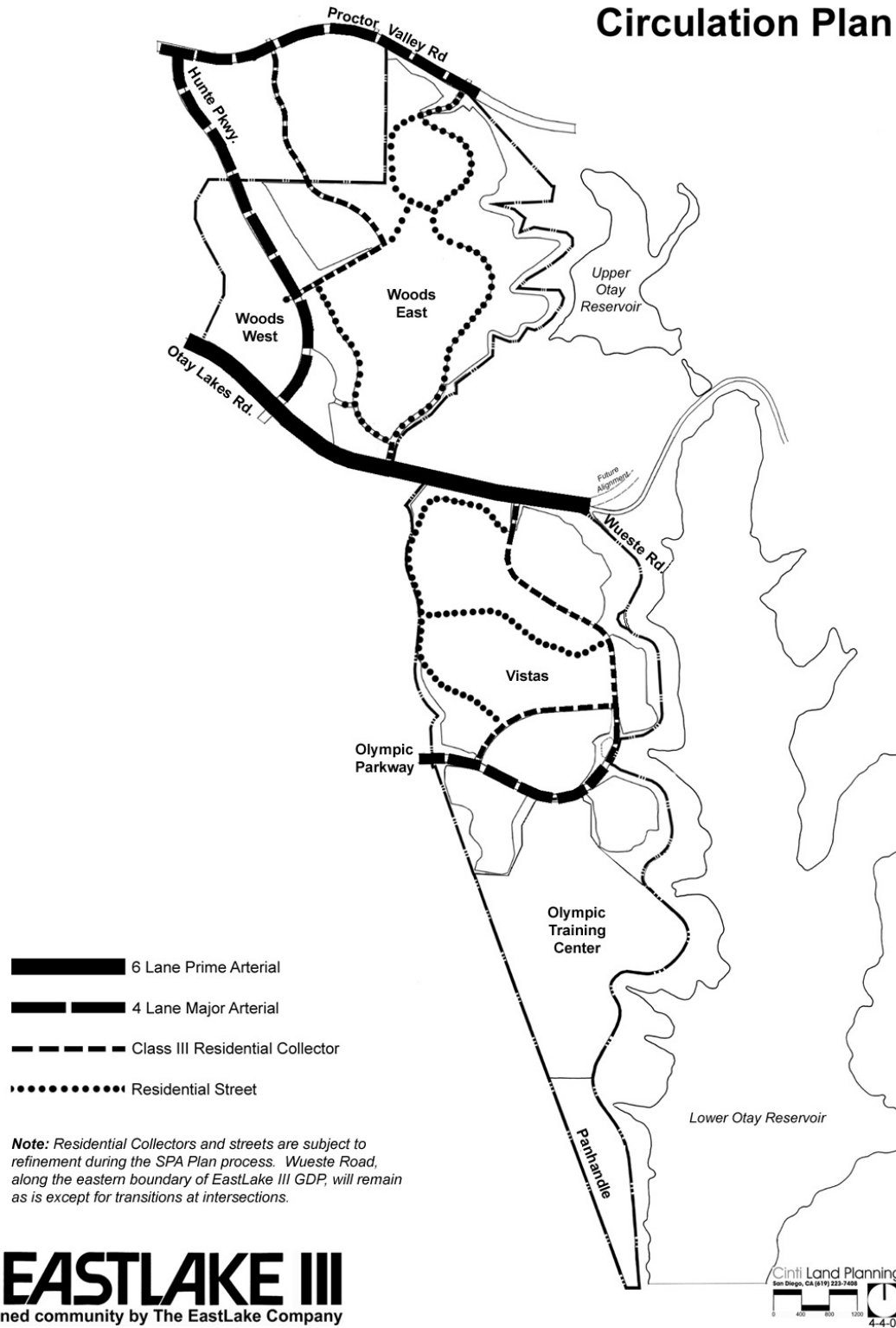
**EASTLAKE III**  
A planned community by The EastLake Company

Cintil Land Planning  
6/20/06

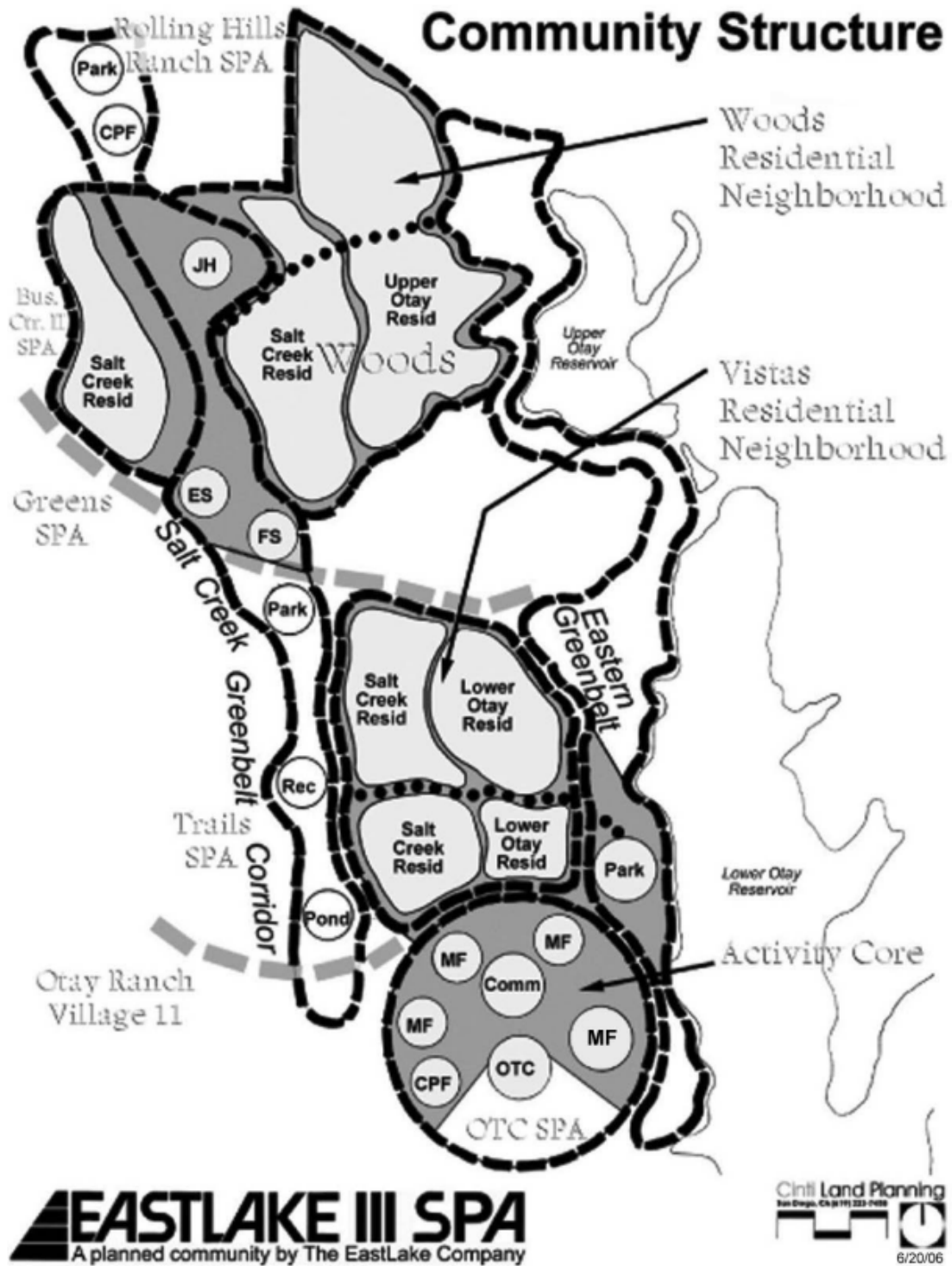
Exhibit 3.1



## Circulation Plan

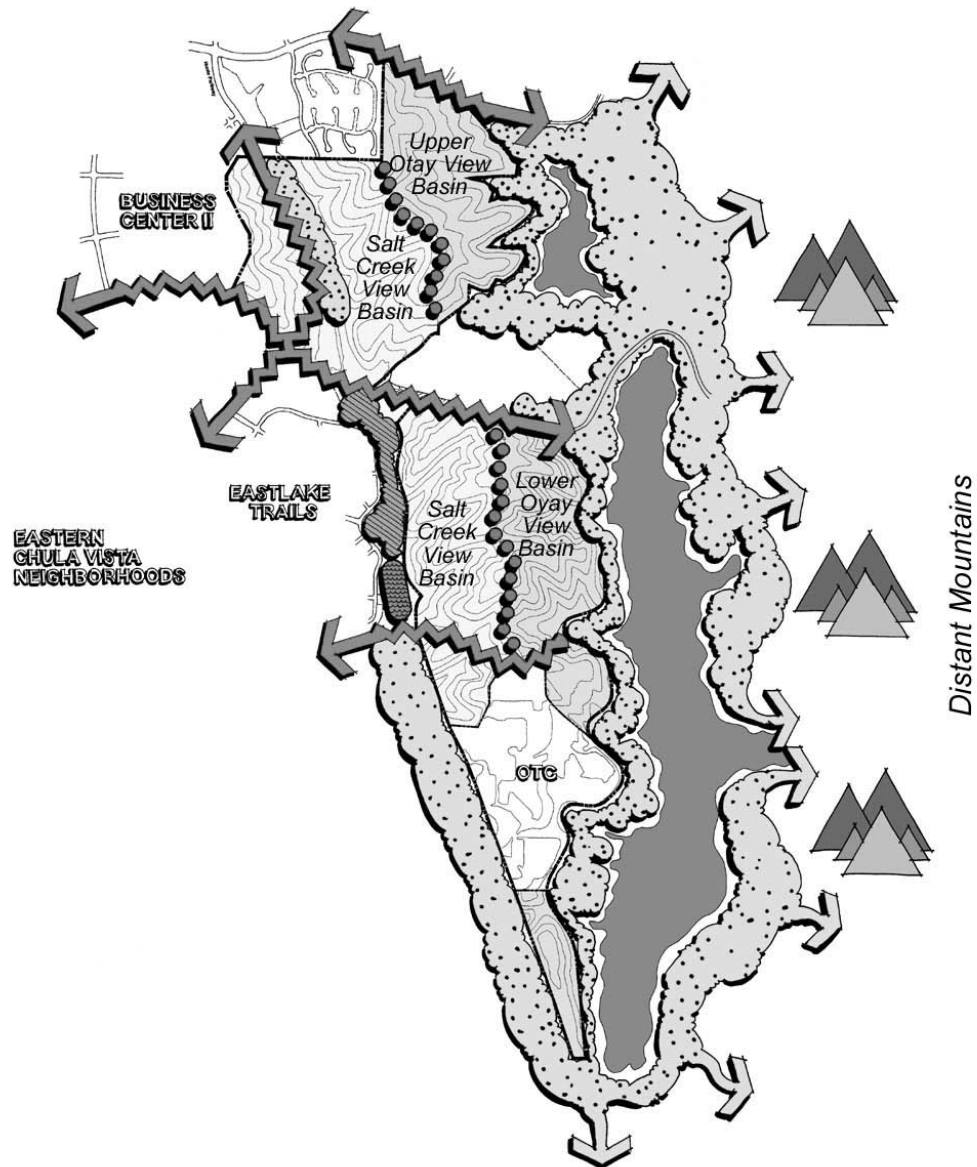


**Exhibit 3.2**



**Exhibit 3.3**

# View Basins/Opportunities



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7408  
9-5-00

**Exhibit 3.4**

## Scenic Vistas from Public Streets

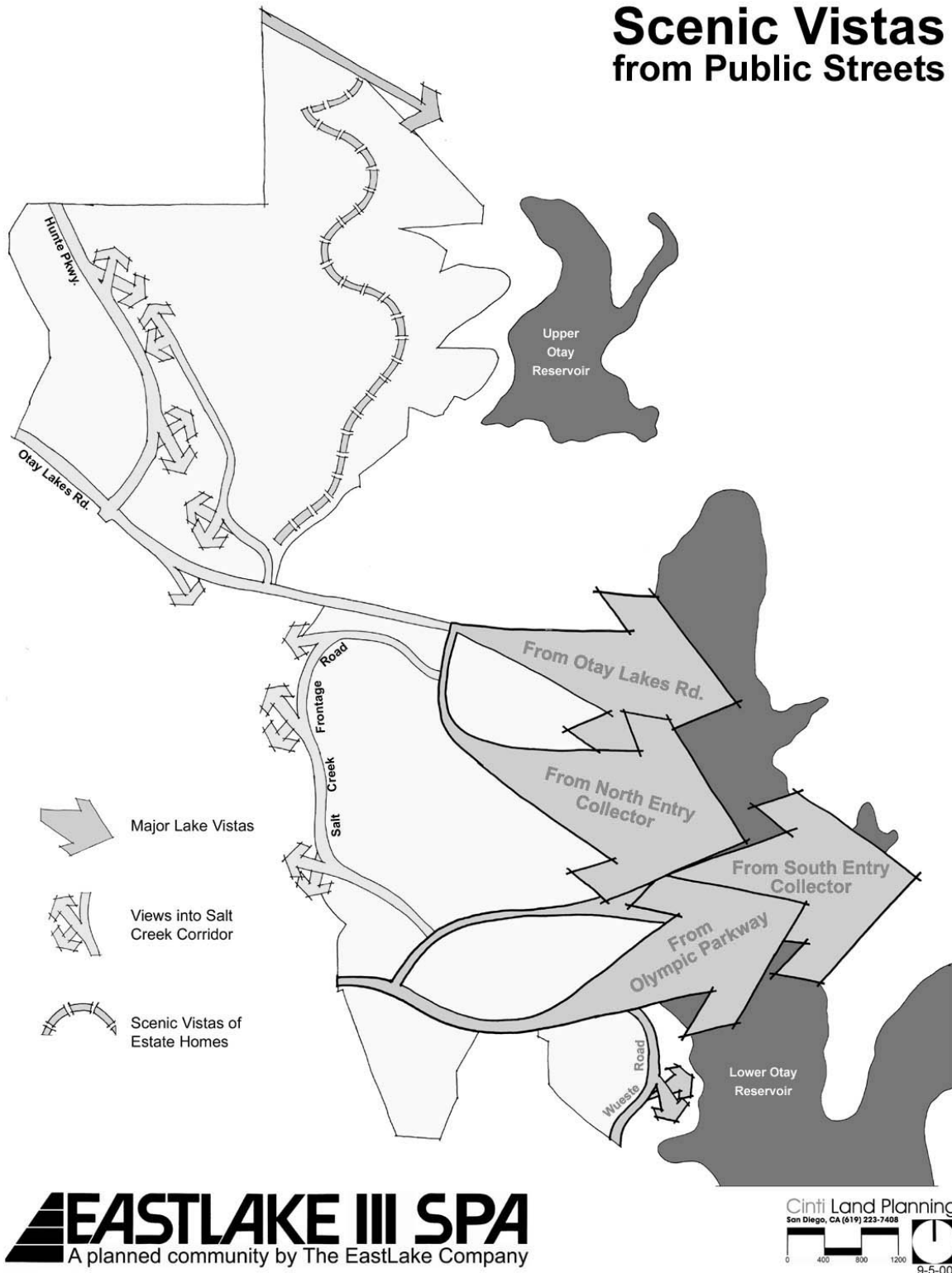
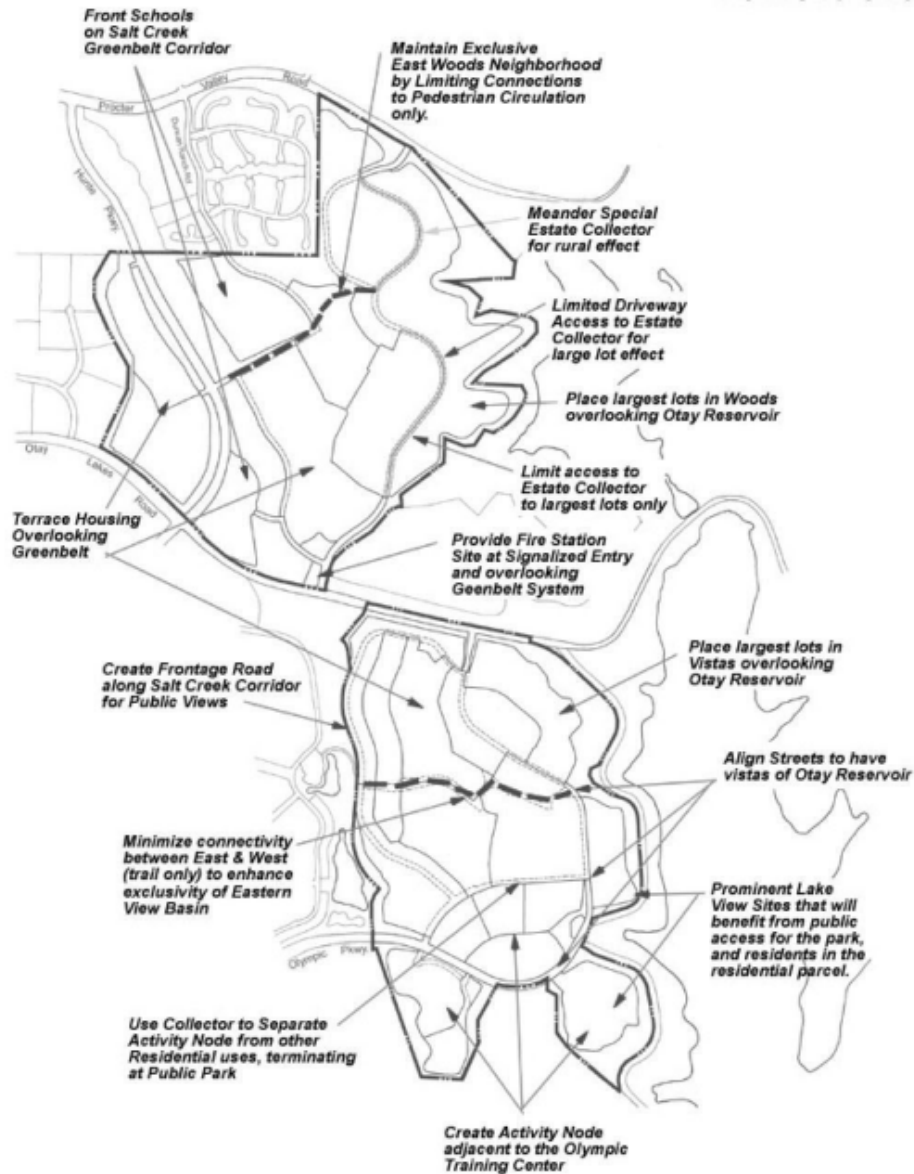


Exhibit 3.5

## Design Features & Considerations



**EASTLAKE III SPA**  
A planned community by The EastLake Company



Exhibit 3.6

### II.4.3.2 Community Landscape Design

The purpose of the General Landscape Plan is to establish the overall landscape of the EastLake III community. Since various entities will be responsible for the planning and implementation of landscape improvements, this information will provide the general guidance necessary to achieve a visually compatible landscape that is well balanced in water and maintenance demands.

The General Landscape Plan (see Exhibit 3.6) provides a design framework which provides some latitude and flexibility to individual projects while maintaining the community's overall landscape goals and objectives. Landscape will be used to reinforce the design patterns established by the land use plan. These patterns include the definition of neighborhoods, paths, entry nodes, community landmarks and any special landscape areas that are required.

The key landscape elements used in the landscape concept are street tree patterns and well defined locations for different types of landscaping. The landscape types are similar to the City of Chula Vista's landscape codes for open space. Defining these key landscape elements will create distinct identity, visual continuity, order and contrast throughout the community.

Any landscaping within the Otay Lakes Reservoir basins should be designed in conformance with the City of San Diego's Watershed Protection Guidelines.

#### II.4.3.2.1 Street Trees

##### Neighborhoods

Each neighborhood will have dominant theme trees and accent trees. The trees will be used at the major internal streets of the neighborhood. Trees will be selected from the following list:

##### EastLake Woods Neighborhood Theme and Accent Trees:

QUERCUS ILEX*	HOLLY OAK
PLATANUS ACERIFOLIA*	LONDON PLANE TREE
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
PINUS PINEA	ITALIAN STONE PINE

*\* Special installation conditions apply.*

##### EastLake Vistas Neighborhood Theme and Accent Trees:

JACARANDA MIMOSIFOLIA	JACARANDA
PINUS ELDARICA	AFGHAN PINE

For additional identification, each parcel within a neighborhood may have a designated street tree to be selected from the following list:

EastLake Woods Neighborhood Parcels Street Trees:

CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
ALBIZZIA JULIBRISSIN	SILK TREE
CHITALPA T. 'PINK DELIGHT'	TASHKENT CHITALPA
CUPANIOPSIS ANACARDIOIDES*	CARROTWOOD TREE
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
METROSIDEROS TOMENTOSUS	NEW ZEALAND XMAS TREE
OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE
PINUS ELDARICA	AFGHAN PINE
PISTACIA CHINENESIS	CHINESE PISTACHE
PLATANUS ACERIFOLIA*	LONDON PLANE TREE
PODOCARPUS GRACILIOR	FERN PINE
PYRUS CALLERYANA	ORNAMENTAL PEAR

EastLake Vistas Neighborhood Parcels Street Trees:

BAUHINIA PURPUREA	PURPLE ORCHID TREE
CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
CHITALPA T. 'PINK DELIGHT'	TASHKENT CHITALPA
CUPANIOPSIS ANACARDIOIDES*	CARROTWOOD TREE
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
METROSIDEROS TOMENTOSUS	NEW ZEALAND XMAS TREE
PODOCARPUS GRACILIOR	FERN PINE

\* *Special installation conditions apply.*

Paths

Paths include streets and significant pedestrian corridors. The hierarchy of paths is as follows:

Exterior arterials (Otay Lakes Road, Hunte Parkway and Olympic Parkway, Proctor Valley Road). Tree patterns for these major streets already exist. These patterns will be extended through the EastLake Woods and Vistas neighborhoods for visual continuity.

Otay Lakes Road:

LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
PINUS CANARIENSIS	CANARY ISLAND PINE
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR

Hunte Parkway:

KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
PINUS ELDARICA	AFGHAN PINE
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR
QUERCUS ILEX*	HOLLY OAK
SCHINUS MOLLE*	CALIFORNIA PEPPER

Proctor Valley Road:

SCHINUS MOLLE*	CALIFORNIA PEPPER
----------------	-------------------

\* *Special installation conditions apply.*

**Olympic Parkway:**

CASSIA LEPTOPHYLLA  
CHITALPA T. 'PINK DELIGHT'  
JACARANDA MIMOSIFOLIA  
PHOENIX DACTYLIFERA 'MEDJOOL'  
PINUS CANARIENSIS

GOLD MEDALLION TREE  
TASHKENT CHITALPA  
JACARANDA  
DATE PALM  
CANARY ISLAND PINE

Landscaping at Olympic Parkway must conform to the City's landscape Master Plan for this designated scenic highway.

**Major Internal Streets:**

As defined in the neighborhood section.

**Minor Internal Streets:**

As defined in the neighborhood section.

**Thematic Corridor:**

The thematic corridor (community trail) provides the common pedestrian link to various community elements within the EastLake Planned Community. It transverses the EastLake Vistas neighborhood west to east as an off-street trail, called the Paseo. The thematic corridor tree throughout the EastLake Community is the *Populus fremontii* "Nevada" (male specimens). The common name is Western or Fremont Cottonwood. Special installation conditions shall apply.

**Entry Nodes**

These are common points of entry and significant intersections. A tree which differs from the adjacent path and district trees will be used to provide a distinct accent statement and sense of arrival at entries. The hierarchy of entries is as follows: community entry, major neighborhood entry, minor neighborhood entry, and individual site entry (*i.e.*, park entry, community facility entry, *etc.*). Entries are discussed in greater detail in Section II.4.3.7.

**Community Landmark**

Community landmarks are unique use areas within the neighborhood such as schools, parks and CPF sites. Each landmark should have a distinct landscape character. Based on its specific location, appropriate neighborhood, path, and entry trees should be incorporated.

**II.4.3.2.2 Landscape Intensity Zones**

Landscape areas have been coded to create a community landscape that is sensitive to visual impacts, water conservation and maintenance requirements. For example, entries which are visibly prominent, will require higher water and maintenance levels, while erosion controls slopes will require less. For purposes of consistency, the codes for landscape area are similar to the City of Chula Vista's open space coding system. There is some variation for suitability



to the EastLake III community. See Exhibits 3.8a and b for the location of the various Landscape Intensity Zones.

Code 1: Ornamental or high maintenance landscape - Areas containing permanent irrigation planted in ground cover, shrubs, and trees shall be kept weed free. Any areas not fully covered with planted ground cover are to be replanted and grown to fully cover the area during the normal growing season. Weeding is necessary to create a well manicured appearance.

Code 2: Turf Areas - Lawn area with automatic irrigation systems. Maintenance is necessary to create a well manicured appearance.

Code 3: Irrigated and Erosion Control Slopes and Other Areas - Areas containing permanent irrigation systems initially planted with ground cover or hydroseed mix, shrubs and trees from containers, shall be kept weed free as required. The intent is to maintain healthy, weed free, vegetation for slope stabilization and other landscape areas.

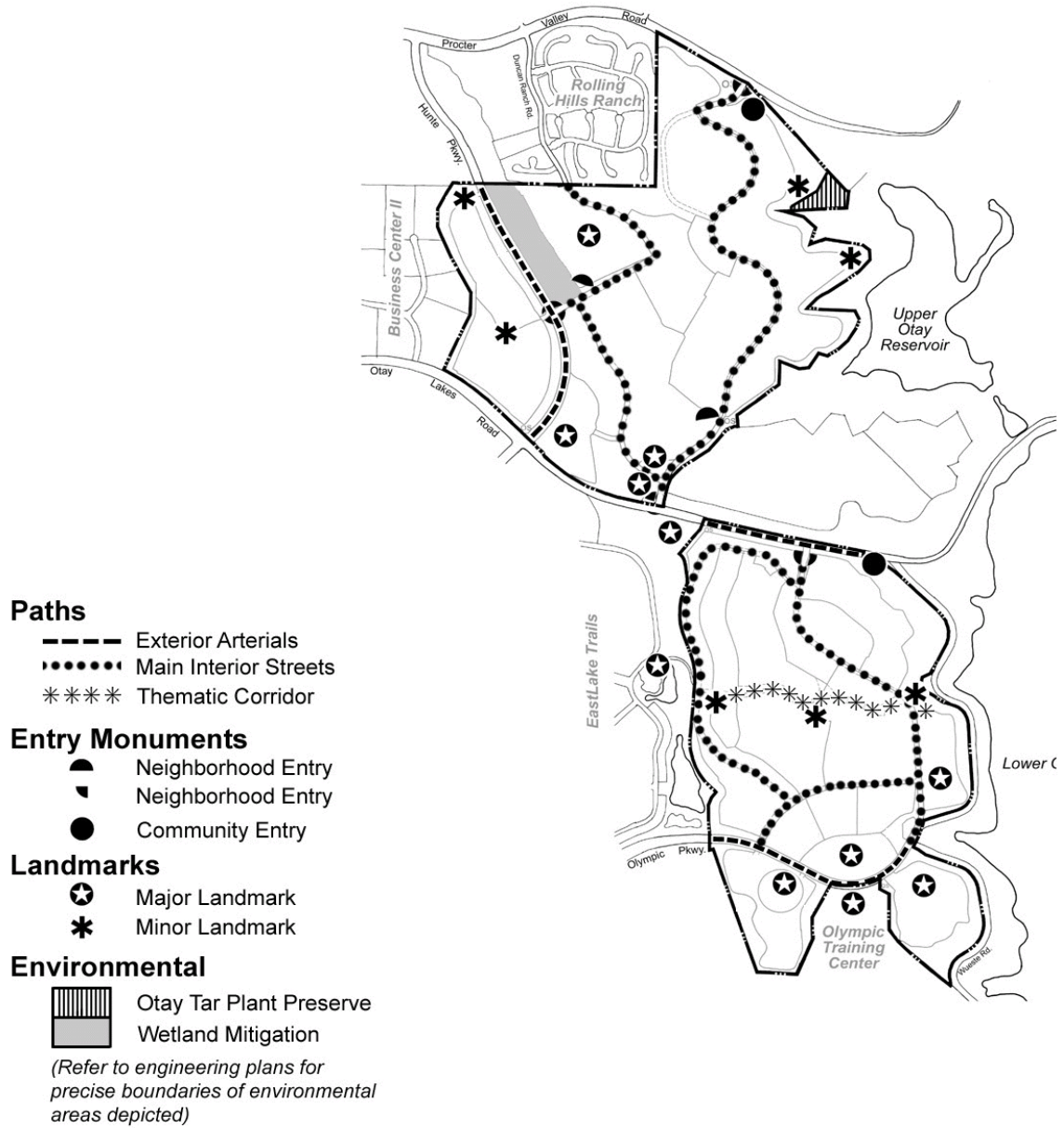
Code 4: Non-irrigation or temporary irrigated native or drought tolerant areas - Areas containing plant materials to be naturalized. Temporary irrigation may be required for establishment. Not to exceed twice per year, vegetation may be selectively cut back to 6" high or as appropriate to the plant species.

Code 5: Undisturbed open space - These are no undisturbed existing open space areas.

A recommended list of plant materials follows. Species are broken down by location, plant type and landscape code. Additional plants may be added subject to approval.

The General Landscape Plan also indicates proposed environmental landscape areas. These areas include wetland mitigation and an Otay Tar Plant Preserve. These areas will be addressed in detail as part of the environmental permitting process and detailed requirements will be established by permitting agencies.

# General Landscape Plan

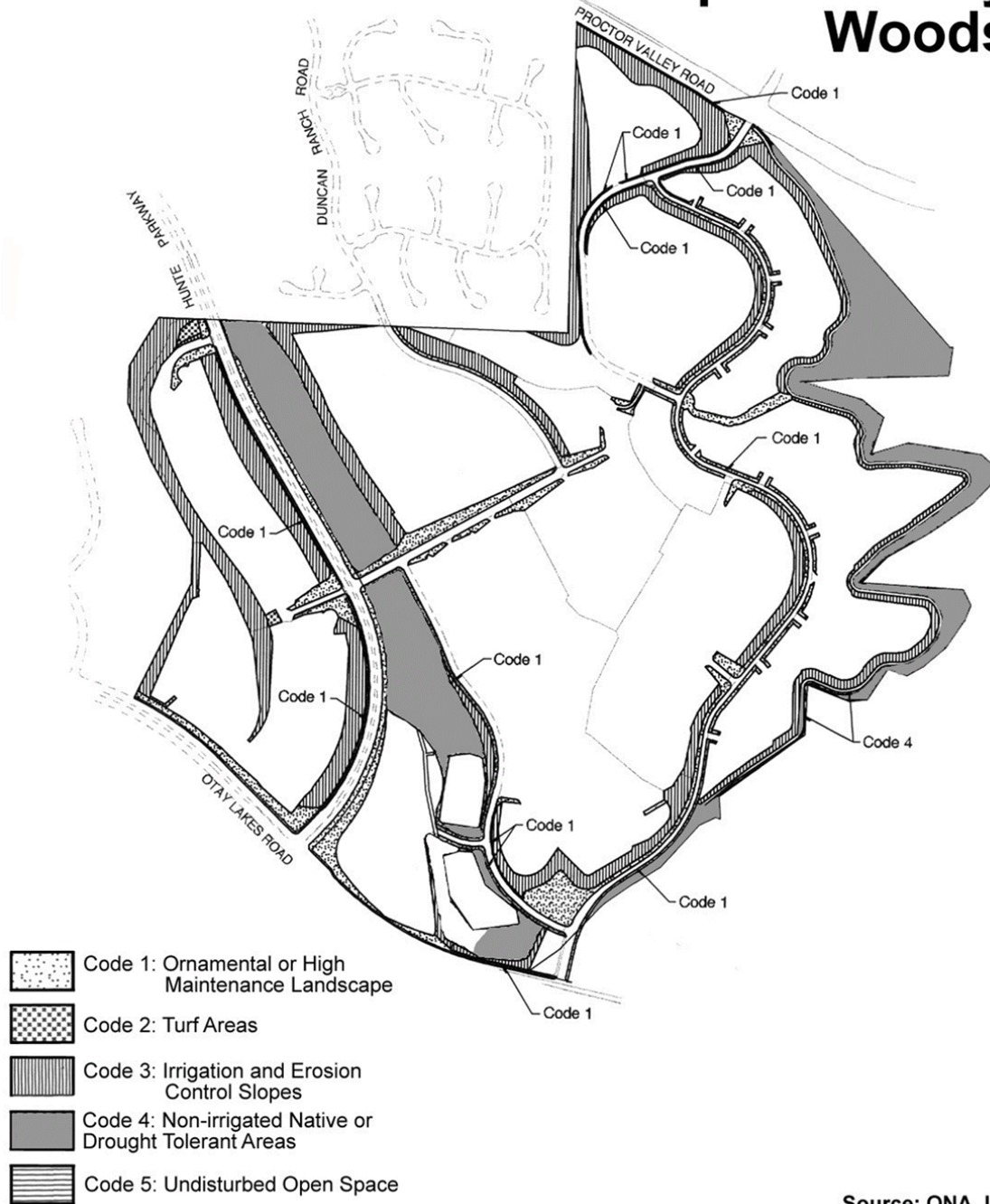


Source: ONA, Inc



**Exhibit 3.7**

# Landscape Intensity Woods



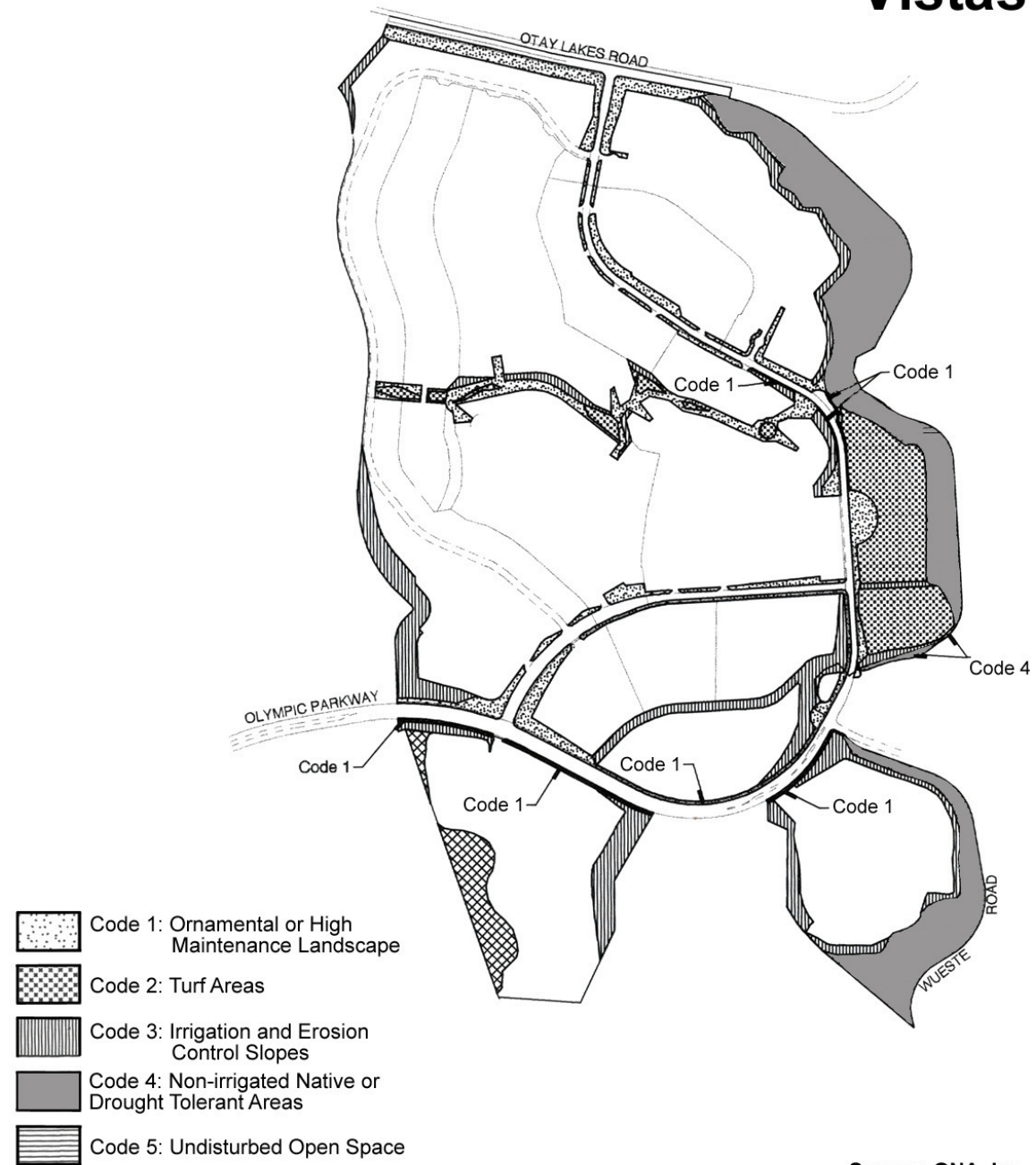
**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source: ONA, Inc.



**Exhibit 3.8a**

# Landscape Intensity Vistas



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source: ONA, Inc.

Cinti Land Planning  
San Diego, CA (619) 223-7488  
10-16-00

**Exhibit 3.8b**

**EASTLAKE III: Vistas - General Landscaping Plant Palette****Thematic Corridor Trees (Landscape Code 1)**


---

POPULUS FREMONTII 'NEVADA'	FREMONT COTTONWOOD
----------------------------	--------------------

---

**Parkways, Entries, and Open Space (Landscape Code 1 & 3)****TREES**

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
CUPANIOPSIS ANACARDIODES*	CARROTWOOD TREE
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
LAGERSTROEMIA SPP.	CAPE MYRTLE
METROSIDEROS TOMENTOSUS	NEW ZEALAND XMAS TREE
PINUS CANARIENSIS	CANARY ISLAND PINE
PINUS ELDERICA	AFGHAN PINE
PLATANUS RACEMOSA*	CALIFORNIA SYCAMORE
POPULUS FREMONTII 'NEVADA'*	FREMONT COTTONWOOD
QUERCUS AGRIFOLIA*	COAST LIVE OAK
RHUS LANCEA	AFRICAN SUMAC
SCHINUS MOLLE*	CALIFORNIA PEPPER
TRISTANIA CONFERTA	BRISBANE BOX
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
OLEA EUROPAEA 'WILSINII'	OLIVE TREE
SYAGRUS ROMANZOFIANUM	QUEEN PALM

**SHRUBS**

ABELIA PROSTRATA	PROSTRATE ABELIA
AGAPANTHUS AFRICANUS CV.	LILY OF THE NILE
ARTEMESIA 'POWIS CASTLE'	POWIS CASTLE WORMWOOD
BUXUS M. JAPONICA	JAPANESE BOXWOOD
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH
DIETES BICOLOR	FORTNIGHT LILY
ESCALLONIA FRADESII	ESCALLONIA
GREVILLEA SPP.	GREVILLEA
HEMEROCALLIS HYB.	EVERGREEN HYBRID DAYLILY
HETEROMELES ARBUTIFOLIA	CALIFORNIA HOLLY
LANTANA MONTEVIDENSIS	LAVENDER LANTANA
LAVANDULA SPP.	LAVENDER
MYRTIS C. 'COMPACTA'	DWARF MYRTLE
NANDINA 'HARBOUR DWARF'	HEAVENLY BAMBOO
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE
PHORMIUM SPP.	NEW ZEALAND FLAX
PITTOSPORUM SPP.	VARIEGATED TOBIRA
RAPHIOLEPIS INDICA	INDIA HAWTHORN
ROSMARINUS SPP.	ROSEMARY
TULBAGHIA VIOLACEA	SOCIETY GARLIC
WESTRINGIA FRUTICOSA	COAST ROSEMARY
AZALEA SOUTHERN INDICA	AZALEA
PODOCARPUS	LONG LEAF YELLOW WOOD
STRELIZIA REGINA	BIRD OF PARADISE

\* *Special installation conditions apply.*

## GROUND COVERS / VINES

AGAPANTHUS A. 'PETER PAN'  
 ARMERIA MARITIMA  
 BOUGAINVILLEA 'SAN DIEGO RED'  
 CLYTOSTOMA CALLISTIGIODES  
 DISTICTIS 'RIVERS'  
 HIBBERTIA SCANDENS  
 MARATHON TURF  
 MYOPORUM P. 'PUTAH CREEK'  
 PANDOREA JASMINOIDES 'ALBA'  
 PELARGONIUM P. 'BALCAN PINK'  
 WISTERIA SINENSIS  
 GAZANIA SPLENDENS

DWARF LILY-OF-THE-NILE  
 SEA PINK  
 BOUGAINVILLEA  
 LAVENDER TRUMPET VINE  
 ROYAL TRUMPET VINE  
 GUINEA GOLD VINE  
 TALL FESCUE MIX  
 PROSTRATE MYOPORUM  
 BOWER VINE  
 BALCAN PINK IVY GERANIUM  
 CHINESE WISTERIA  
 GAZANIA

## Turf (Landscape Code 2)

MARATHON II

TALL FESCUE

## Interior Slopes (Landscape Code 3)

### TREES

CERCIS OCCIDENTALIS  
 JACARANDA MIMOSIFOLIA  
 GINKGO BILOBA  
 KOELREUTERIA BIPINNATA  
 PINUS CANARIENSIS  
 QUERCUS AGRIFOLIA\*  
 RHUS LANCEA  
 TRISTANIA CONFERTA  
 ARBUTUS MARINA  
 ARCHONTOPHOENIX CUNNINGHAMIANA  
 ERIOBOTRYA DEFLEXA  
 MAGNOLIA GRANDIFLORA 'LITTLE GEM'  
 MELALEUCA LINARIFOLIA  
 OLEA EUROPAEA 'WILSONII'  
 PINUS PINEA  
 PYRUS SPP.  
 SYAGRUS ROMANZOFIANUM  
 TIPUANA TIPU

WESTERN REDBUD  
 JACARANDA  
 MAIDENHAIR TREE  
 CHINESE FLAME TREE  
 CANARY ISLAND PINE  
 COAST LIVE OAK  
 AFRICAN SUMAC  
 BRISBANE BOX  
 STRAWBERRY TREE  
 KING PALM  
 BRONZE LOQUAT  
 DWARF SOUTHERN MAGNOLIA  
 FLAXLEAF PAPERBARK  
 OLIVE TREE  
 ITALIAN STONE PINE  
 PURPLE LEAF PLUM  
 QUEEN PALM  
 TIPU TREE

### SHRUBS

ARCTOSTAPHYLOS SPP.  
 CISTUS PURPUREUS  
 COTONEASTER LACTEUS  
 ESCALLONIA FRADESII  
 HETEROMELES ARBUTIFOLIA  
 LANTANA CAMARA  
 LEPTOSPERMUM SCOPARIUM  
 NERIUM OLEANDER  
 RHAPHIOLEPIS INDICA  
 RHUS INTEGRIFOLIA  
 XYLOSMA CONGESTUM  
 AZALEA SOUTHERN INDICA

MANZANITA  
 ORCHID ROCKROSE  
 RED CLUSTERBERRY  
 ESCALLONIA  
 TOYON  
 YELLOW SAGE  
 NEW ZEALAND TEA TREE  
 OLEANDER  
 INDIA HAWTHORN  
 LEMONADE BERRY  
 SHINY XYLOSMA  
 AZALEA

\* *Special installation conditions apply.*

BAMBUSA SPP.	BAMBOO
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA
CLIVIA MINNATA	KAFFIR LILY
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA TREE
MELALEUCA NESOPHILA	PINK MELALEUCA
PITTOSPORUM TENNUIFLOIUM 'MARJORIE CHANNON'	MARJORIE CHANNON PITTOSPOUTUM
PITTOSPORUM TENNUIFLOIUM 'SILVER SHEEN'	SILVER SHEEN PITTOSPORUM
PODOCARPUS HENKELI	LONG LEAF YELLOW WOOD
PHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN
STRELITZIA REGINA	BIRD OF PARADISE
TRACHELOSPERMUM JASMINIODES	STAR JASMINE

#### GROUND COVERS

MYOPORUM PACIFICUM 'PUTAH CREEK'	MYOPORUM
GAZANIA SPLENDENS	GAZANIA
ROSMARINUS OFFICINALIS 'PROSTRATUS'	GAZANIA

#### Slopes Above MSCP - Transition Plants (Landscape Code 4)

##### NATIVE HYDROSEED MIX

ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH
ENCELIA CALIFORNICA	COASTAL DAISY
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
ISOCOMA MENZIESII	COAST GOLDENBUSH
ISOMERIS ARBOREA	BLADDERPOD
LOTUS SCOPARIUS	DEERWEED
LUPINUS SUCCULENTUS	ARROYO LUPINE
MIMULUS PUNICEUS	MISSION RED MONKEYFLOWER
ORTHOCARPUS PURPURASCENS	OWL'S CLOVER
SALVIA APIANA	WHITE SAGE
SALVIA MELLIFERA	BLACK SAGE
SISYRINCHIUM BELLUM	BUE-EYED GRASS

#### Top of Eastern Slopes (Landscape Code 3)

##### SMALL TREES / LARGE SHRUBS

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
HETEROMELES ARBUTIFOLIA	TOYON
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE

##### SHRUBS

ARTEMESIA CALIFORNICA 'CANYON GREY'	CALIFORNIA SAGEBRUSH
COTONEASTER SALICIFOLIUS 'REPENS'	WILLOWLEAF COTONEASTER
CISTUS PURPUREUS	ORCHID ROCKROSE
ECHIUUM FASTUOSUM	PRIDE OF MADIERA
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY
ROSMARINUS OFFICINALIS CV.	ROSEMARY
WESTRINGIA FRUTICOSA	COAST ROSEMARY

## GROUND COVERS

MYOPORUM PACIFICUM 'PUTAH CREEK'  
ARTEMESIA CALIFORNICA 'CANYON GREY'  
BACCHARIS P. 'TWIN PEAKS'

MYOPORUM  
CANYON GREY SAGEBRUSH  
COYOTE BRUSH

## HOA Eastern Slopes (Landscape Code 4)

### SMALL TREES / LARGE SHRUBS

CERCIS OCCIDENTALIS  
HETEROMELES ARBUTIFOLIA  
QUERCUS DUMOSA

WESTERN REDBUD  
TOYON  
SCRUB OAK

### SHRUBS

ARTEMESIA CALIFORNICA 'CANYON GREY'  
BACCHARIS P. 'TWIN PEAKS'  
CEANOTHUS 'FROSTY BLUE'  
DUDLEYA SPP.  
OPUNTIA SPP.  
RHAMNUS CALIFORNICA 'EVE CASE'  
RIBES SPECIOSUM  
RIBES VIBURNIFOLIUM  
ROSA CALIFORNICA  
RUBUS URSINUS  
YUCCA SPP.

CANYON GREY SAGEBRUSH  
COYOTE BRUSH  
CALIFORNIA LILAC  
SUCCULENT  
CACTI  
COFFEEBERRY  
FUCHSIA-FLOWERED GOOSEBERRY  
EVERGREEN CURRANT  
CALIFORNIA WILD ROSE  
CALIFORNIA BLACKBERRY  
YUCCA

### NATIVE HYDROSEED MIX

ARTEMESIA CALIFORNICA  
BACCHARIS PILULARIS VAR. PILULARIS  
BACCHARIS SAROTHROIDES  
CASTILLEJA EXSERTA  
DICHELOSTEMMA CAPITATUM  
ENCELIA CALIFORNICA  
EREMOCARPUS SETIGERUS  
ERIOGONUM FASCICULATUM  
ERIOPHYLLUM CONFERTIFLORUM  
GNAPHALIUM CALIFORNICUM  
HAPLOPAPPUS SCOPARIUM  
ISOCOMA MENZIESII VAR. DECUMBENS  
LASTHENIA CHRYSOSTOMA  
LOTUS SCOPARIUS  
LUPINUS BICOLOR  
MIMULUS PUNICEUS  
NASSELLA PULCHA  
PLANTAGO OVATA  
SALVIA APIANA  
SALVIA COLUMBARIAE  
SISYRINCHIUM BELLUM  
VIGUIERA LACINIATA

CALIFORNIA SAGEBRUSH  
CHAPARRAL BROOM  
BROOM BACCHARIS  
OWL'S CLOVER  
BLUE DICKS  
COASTAL DAISY  
DOVEWEED  
CALIFORNIA BUCKWHEAT  
GOLDEN YARROW  
CALIFORNIA EVERLASTING  
SUN ROSE  
DECUMBENT GOLDENBUSH  
GOLDFIELDS  
DEERWEED  
LUPINE  
RED MONKEYFLOWER  
PURPLE NEEDLE GRASS  
PLANTAIN  
WHITE SAGE  
CHIA  
BUE-EYED GRASS  
SAN DIEGO COUNTY VIGUIERA



**EASTLAKE III: WOODS - GENERAL LANDSCAPE PLANT PALETTE****Parkways, Entries, and Open Space (Landscape Code 1 & 3)**

---

**TREES**

ARBUTUS UNEDO  
 CITRUS SPP.\*  
 CUPRESSUS SEMPERVIRENS  
 CYCAS REVOLUTA  
 ERIOBOTRYA DEFLEXA  
 FICUS RUBIGINOSA\*  
 LAURUS NOBILIS 'SARATOGA'  
 OLEA EUROPA 'SWAN HILL'  
 PAULOWNIA TOMENTOSA  
 PHOENIX CANARIENSIS\*  
 PINUS PINEA  
 PLATANUS ACERIFOLIA\*  
 POPULUS NIGRA  
 PYRUS CALLERYANA 'ARISTOCRAT'  
 QUERCUS ILEX\*  
 TIPUANA TIPU \*

STRAWBERRY TREE  
 CITRUS  
 ITALIAN CYPRESS  
 SAGO PALM  
 BRONZE LOQUAT  
 RUSTY LEAF FIG  
 SWEET BAY  
 FRUITLESS OLIVE  
 EMPRESS TREE  
 CANARY ISLAND PALM  
 ITALIAN STONE PINE  
 LONDON PLANE TREE  
 LOMBARDY POPLAR  
 ORNAMENTAL PEAR  
 HOLLY OAK  
 TIPU TREE

\* *Special installation conditions apply.*

**SHRUBS**

AGAPANTHUS AFRICANUS CV.  
 BUXUS M. JAPONICA  
 CALLISTEMON C. 'LITTLE JOHN'  
 CYCAS REVOLUTA  
 DIETES BICOLOR  
 ESCALLONIA FRADESII  
 HEMEROCALLIS HYB.  
 ILEX C. 'BURFORDII'  
 LANTANA MONTEVIDENSIS  
 LAVANDULA SPP.  
 LIGUSTRUM J. TEXANUM  
 MYRTIS C. 'COMPACTA'  
 NANDINA 'HARBOUR DWARF'  
 OLEA E. 'LITTLE OLLIE'  
 OSMANTHUS FRAGRANS  
 PHORMIUM SPP.  
 PITTOSPORUM SPP.  
 PUNICA GRANATUM CV.  
 RAPHIOLEPIS INDICA CV.  
 ROSMARINUS OFFICINALIS CV.  
 SYZYGIUM PANICULATUM CV.  
 TULBAGHIA VIOLACEA  
 VIBURNUM TINUS CV.  
 WESTRINGIA FRUTICOSA

LILY OF THE NILE  
 JAPANESE BOXWOOD  
 DWARF BOTTLEBRUSH  
 SAGO PALM  
 FORTNIGHT LILY  
 ESCALLONIA  
 EVERGREEN HYBRID DAYLILY  
 BURFORD HOLLY  
 LAVENDER LANTANA  
 LAVENDER  
 TEXAS PRIVET  
 DWARF MYRTLE  
 HEAVENLY BAMBOO  
 DWARF OLIVE  
 SWEET OLIVE  
 NEW ZEALAND FLAX  
 VARIEGATED TOBIRA  
 POMEGRANATE  
 INDIA HAWTHORNE  
 ROSEMARY  
 BRUSH CHERRY  
 SOCIETY GARLIC  
 LAURUSTINUS  
 COAST ROSEMARY

**GROUND COVERS / VINES**

AGAPANTHUS A. 'PETER PAN'  
 ARMERIA MARITIMA  
 BOUGAINVILLEA SPP.  
 CLYTOSTOMA CALLISTIGIODES

DWARF LILY-OF-THE-NILE  
 SEA PINK  
 BOUGAINVILLEA  
 LAVENDER TRUMPET VINE

DISTICTIS BUCCINATORIA  
HIBBERTIA SCANDENS  
MARATHON TURF  
MYOPORUM P. 'PUTAH CREEK'  
TRACHELOSPERMUM JASMINOIDES  
PELARGONIUM PELTATUM CV.  
WISTERIA SINENSIS

BLOOD-RED TRUMPET VINE  
GUINEA GOLD VINE  
TALL FESCUE MIX  
PROSTRATE MYOPORUM  
STAR JASMINE  
IVY GERANIUM  
CHINESE WISTERIA

#### **TURF**

MARATHON II

TALL FESCUE

#### **Interior Slopes (Landscape Code 3)**

##### **TREES**

CEDRUS ATLANTICA  
CUPRESSUS SEMPERVIRENS  
FRAXINUS O. 'RAYWOOD'  
LAURUS NOBILIS 'SARATOGA'  
OLEA EUROPA 'SWAN HILL'  
PHOENIX CANARIENSIS  
PINUS ELDERICA  
PINUS PINEA  
PLATANUS ACERIFOLIA  
POPULUS NIGRA  
QUERCUS ILEX

ATLAS CEDAR  
ITALIAN CYPRESS  
RAYWOOD ASH  
SWEET BAY  
FRUITLESS OLIVE  
CANARY ISLAND PALM  
AFGHAN PINE  
ITALIAN STONE PINE  
LONDON PLANE TREE  
LOMBARDY POPLAR  
HOLLY OAK

##### **SHRUBS**

BOUGAINVILLEA SPP.  
CISTUS PURPUREUS  
ECHIUM FASTUOSUM  
ESCALLONIA FRADESII  
HETEROMELES ARBUTIFOLIA  
JASMINUM MESNEYI  
MYRTUS COMMUNIS  
NERIUM OLEANDER  
PLUMBAGO AURICULATA CV.  
PRUNUS ILICIFOLIA  
RAPHIOLEPIS INDICA  
ROSA BANKSIAE  
ROSMARINUS OFFICINALIS CV.

BOUGAINVILLEA  
ORCHID ROCKROSE  
PRIDE OF MADIERA  
ESCALLONIA  
TOYON  
PRIMROSE JASMINE  
MYRTLE  
OLEANDER  
CAPE PLUMBAGO  
HOLLYLEAF CHERRY  
INDIA HAWTHORN  
LADY BANK'S ROSE  
ROSEMARY

##### **GROUND COVERS**

MYOPORUM PACIFICUM 'PUTAH CREEK'

MYOPORUM

#### **Estate Lot Entries (Landscape Code 1)**

##### **TREES**

ARBUTUS UNEDO  
CUPRESSUS SEMPERVIRENS  
FICUS RUBIGINOSA  
LAURUS NOBILIS 'SARATOGA'  
PINUS PINEA  
PLATANUS ACERIFOLIA\*

STRAWBERRY TREE  
ITALIAN CYPRESS  
RUSTY LEAF FIG  
SWEET BAY  
ITALIAN STONE PINE  
LONDON PLANE TREE

\* *Special installation conditions apply.*

**SHRUBS**

AGAPANTHUS 'ALBUS'  
 BAUHINIA GALPINII  
 BUXUS M. JAPONICA  
 CYCAS REVOLUTA  
 ESCALLONIA FRADESII  
 HEMEROCALLIS HYB. - RED  
 ILEX C. 'BURFORDII'  
 LIGUSTRUM J. TEXANUM  
 MYRTIS C. 'COMPACTA'  
 PHORMIUM 'APRICOT QUEEN'  
 PHORMIUM 'FIREBIRD'  
 PITTOSPORUM 'WHEELER'S DWARF'  
 RAPHIOLEPIS I. 'ENCHANTRESS'  
 SYZYGIIUM PANICULATUM CV.  
 VIBURNUM JAPONICUM

LILY OF THE NILE  
 RED BAUHINIA  
 JAPANESE BOXWOOD  
 SAGO PALM  
 ESCALLONIA  
 EVERGREEN HYBRID DAYLILY  
 BURFORD HOLLY  
 TEXAS PRIVET  
 DWARF MYRTLE  
 NEW ZEALAND FLAX  
 NEW ZEALAND FLAX  
 DWARF TOBIRA  
 INDIA HAWTHORNE  
 BRUSH CHERRY  
 NCN

**GROUND COVERS / VINES**

AGAPANTHUS A. 'RANCHO WHITE'  
 ARMERIA MARITIMA  
 BOUGAINVILLEA 'SAN DIEGO RED'  
 DISTICTIS BUCCINATORIA  
 MARATHON TURF  
 TRACHELOSPERMUM JASMINOIDES  
 PELARGONIUM P. 'BALCAN RED'

DWARF LILY-OF-THE-NILE  
 SEA PINK  
 BOUGAINVILLEA  
 BLOOD-RED TRUMPET VINE  
 TALL FESCUE MIX  
 STAR JASMINE  
 IVY GERANIUM

**Estate Lots Eastern Slopes (Landscape Code 3)****SMALL TREES / LARGE SHRUBS**

ARBUTUS UNEDO  
 CERCIS OCCIDENTALIS  
 FEIJOA SELLOWIANA  
 HETEROMELES ARBUTIFOLIA  
 MYRICA CALIFORNICA

STRAWBERRY TREE  
 WESTERN REDBUD  
 PINEAPPLE GUAVA  
 TOYON  
 PACIFIC WAX MYRTLE

**SHRUBS**

ARTEMESIA CALIFORNICA 'CANYON GREY'  
 COTONEASTER SALICIFOLIUS 'REPENS'  
 CISTUS PURPUREUS  
 ECHIUUM FASTUOSUM  
 RHAMNUS CALIFORNICA 'EVE CASE'  
 ROSMARINUS OFFICINALIS CV.  
 WESTRINGIA FRUTICOSA

CALIFORNIA SAGEBRUSH  
 WILLOWLEAF COTONEASTER  
 ORCHID ROCKROSE  
 PRIDE OF MADIERA  
 COFFEEBERRY  
 ROSEMARY  
 COAST ROSEMARY

**GROUND COVERS**

MYOPORUM PACIFICUM 'PUTAH CREEK'  
 ARTEMESIA CALIFORNICA 'CANYON GREY'  
 BACCHARIS P. 'TWIN PEAKS'

MYOPORUM  
 CANYON GREY SAGEBRUSH  
 COYOTE BRUSH

**HOA Eastern Slopes (Landscape Code 4)****SMALL TREES / LARGE SHRUBS**

CERCIS OCCIDENTALIS  
 HETEROMELES ARBUTIFOLIA  
 QUERCUS DUMOSA

WESTERN REDBUD  
 TOYON  
 SCRUB OAK

## SHRUBS

ARTEMESIA CALIFORNICA 'CANYON GREY'  
BACCHARIS P. 'TWIN PEAKS'  
CEANOTHUS 'FROSTY BLUE'  
DUDLEYA SPP.  
OPUNTIA SPP.  
RHAMNUS CALIFORNICA 'EVE CASE'  
RIBES SPECIOSUM  
RIBES VIBURNIFOLIUM  
ROSA CALIFORNICA  
RUBUS URSINUS  
YUCCA SPP.

CANYON GREY SAGEBRUSH  
COYOTE BRUSH  
CALIFORNIA LILAC  
SUCCULENT  
CACTI  
COFFEEBERRY  
FUCHSIA-FLOWERED GOOSEBERRY  
EVERGREEN CURRANT  
CALIFORNIA WILD ROSE  
CALIFORNIA BLACKBERRY  
YUCCA

## NATIVE HYDROSEED MIX

ARTEMESIA CALIFORNICA  
BACCHARIS PILULARIS VAR. PILULARIS  
BACCHARIS SAROTHROIDES  
CASTILLEJA EXSERTA  
DICHELOSTEMMA CAPITATUM  
ENCELIA CALIFORNICA  
EREMOCARPUS SETIGERUS  
ERIOGONUM FASCICULATUM  
ERIOPHYLLUM CONFERTIFLORUM  
GNAPHALIUM CALIFORNICUM  
HAPLOPAPPUS SCOPARIUM  
ISOCOMA MENZIESII VAR. DECUMBENS  
LASTHENIA CHRYSOSTOMA  
LOTUS SCOPARIUS  
LUPINUS BICOLOR  
MIMULUS PUNICEUS  
NASSELLA PULCHA  
PLANTAGO OVATA  
SALVIA APIANA  
SALVIA COLUMBARIAE  
SISYRINCHIUM BELLUM  
VIGUIERA LACINIATA

CALIFORNIA SAGEBRUSH  
CHAPARRAL BROOM  
BROOM BACCHARIS  
OWL'S CLOVER  
BLUE DICKS  
COASTAL DAISY  
DOVEWEED  
CALIFORNIA BUCKWHEAT  
GOLDEN YARROW  
CALIFORNIA EVERLASTING  
SUN ROSE  
DECUMBENT GOLDENBUSH  
GOLDFIELDS  
DEERWEED  
LUPINE  
RED MONKEYFLOWER  
PURPLE NEEDLE GRASS  
PLANTAIN  
WHITE SAGE  
CHIA  
BUE-EYED GRASS  
SAN DIEGO COUNTY VIGUIERA

---

**Note:** The Chula Vista Greenbelt Trail separates Zones 3 and 4

### II.4.3.2.3 Greenbelt Edges

Because of the importance of the Greenbelt corridors surrounding the development areas in establishing the setting and character for development, the edge transitions are critical. Grading and landscape design should combine to establish a smooth transition between the development and greenbelt areas, and maximize views into and across the open space. Graded contours should blend and mimic with the adjacent natural slopes. Landscaping should transition from the manicured appearance of developed areas to the natural landscape in open space areas. Plantings should be selected to frame and maintain views. Landscaping should not block views created through grading and/or site design.

The following sketches emphasize the Salt Creek edges. Similar techniques should be employed along the Otay Lakes Greenbelt edge.

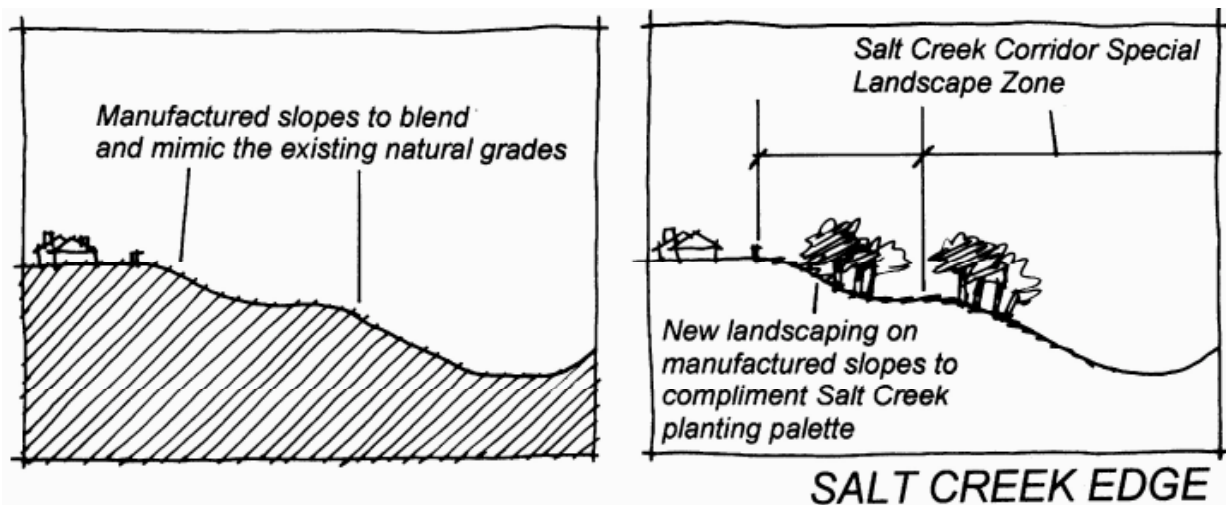


Exhibit 3.9

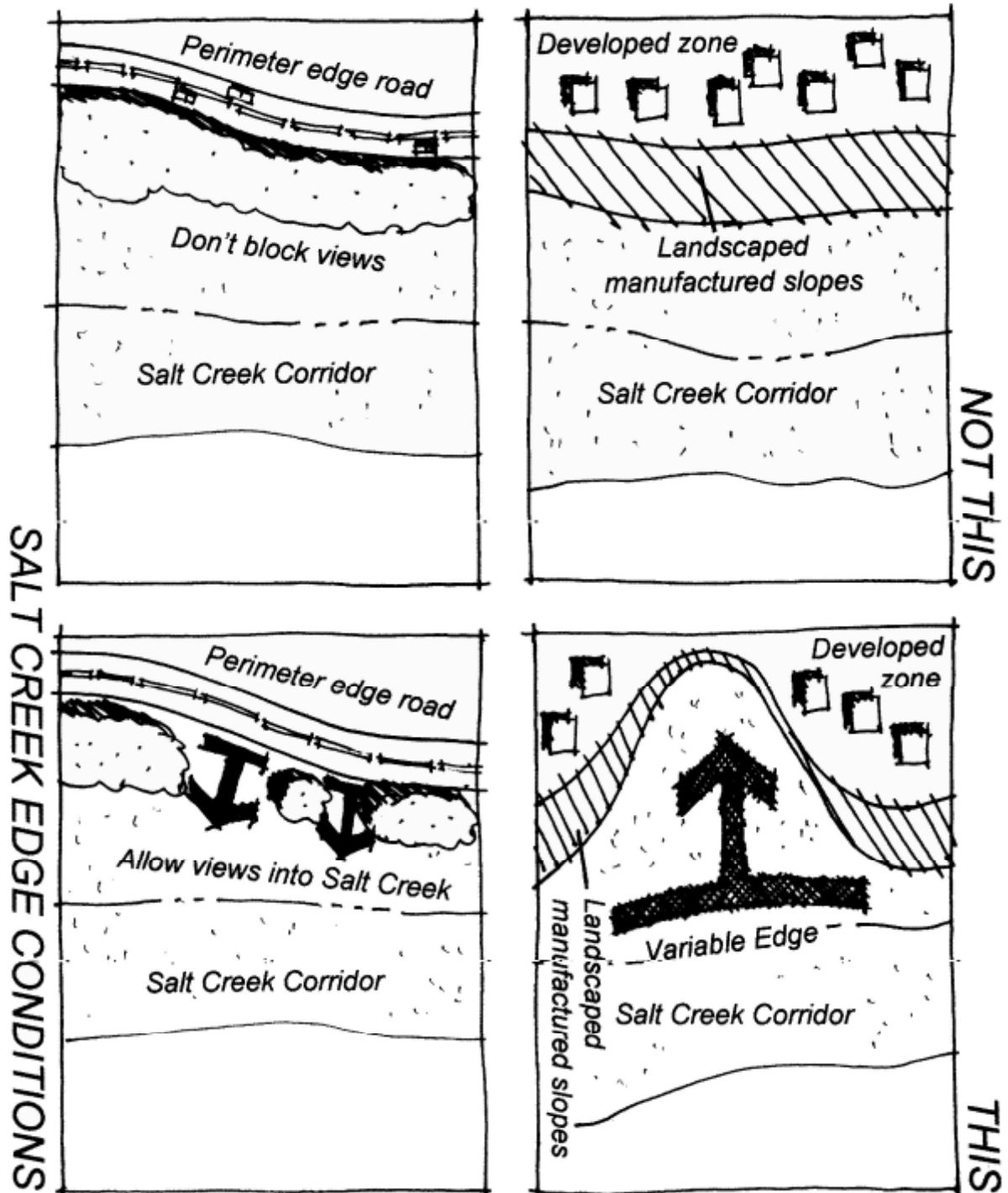
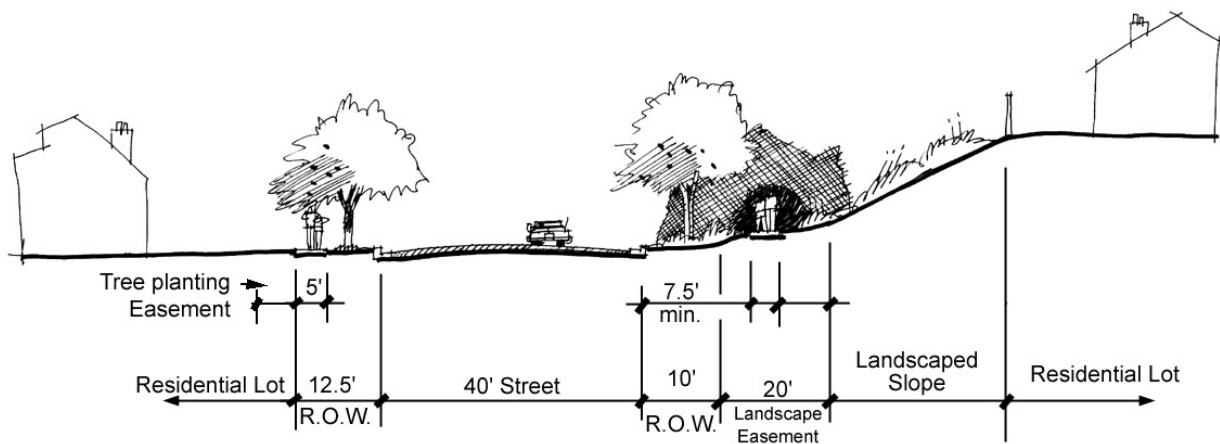


Exhibit 3.10

#### II.4.3.2.4 Street Landscaping

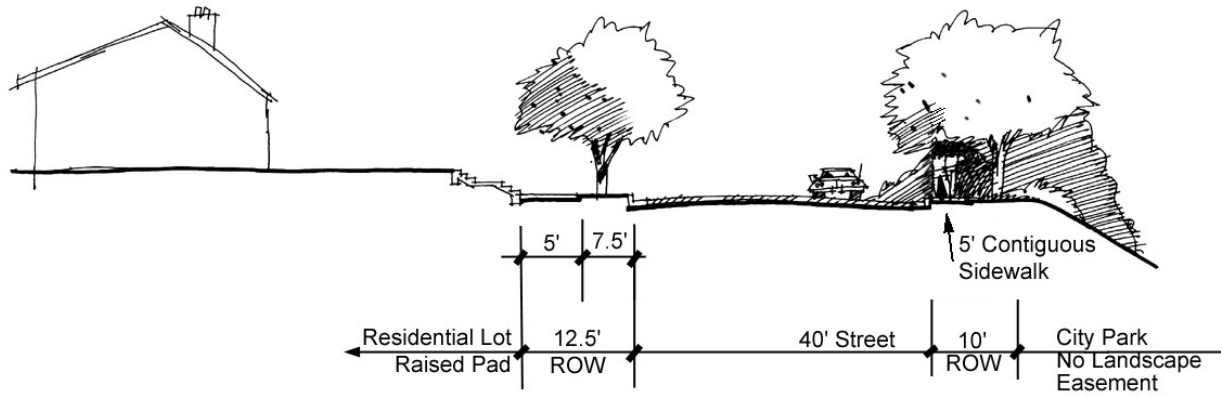
Entries, median plantings, parkways, walls and special features will be designed for a harmonious relationship. Plant species listed on the plant palettes will be utilized. These elements will correspond to City requirements and project the upgraded image of the EastLake Planned Community.

The following street section sketches illustrate streetscape concepts, particularly in the area of slopes.



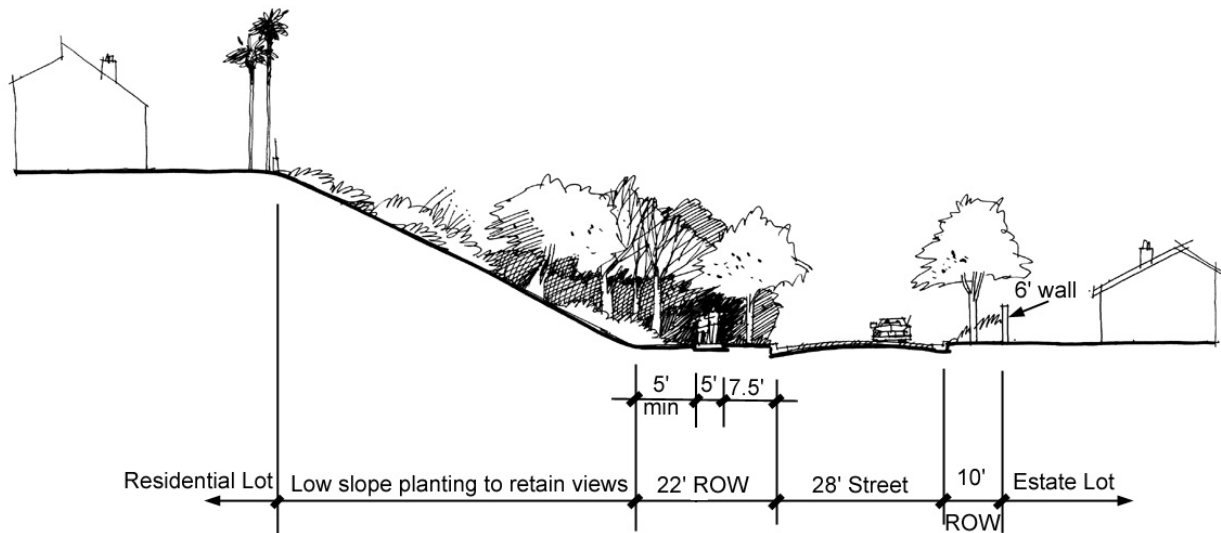
**Section in Parcel VR-2 through the Vistas Spine Road**

**Exhibit 3.11**



**Section through Vistas Spine Road at City Park**

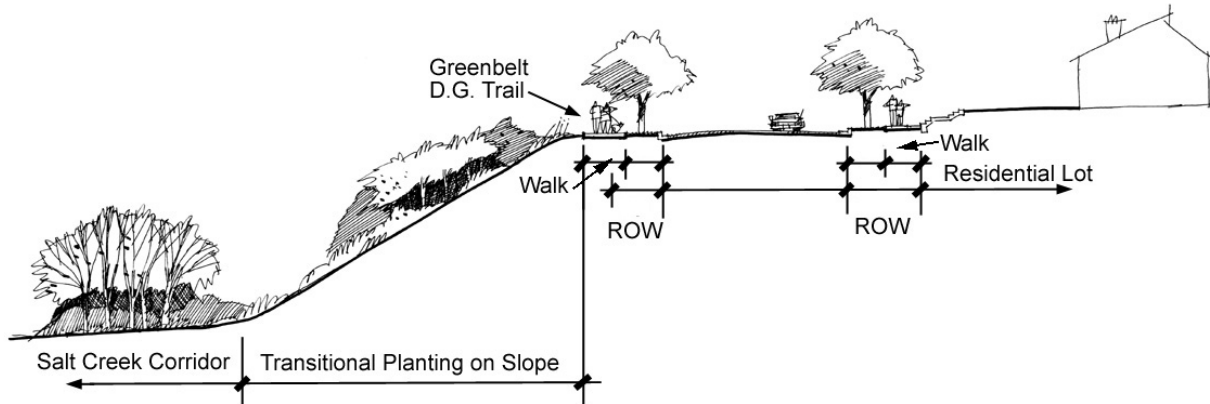
**Exhibit 3.12**



**Section through Woods Estate Collector Road**

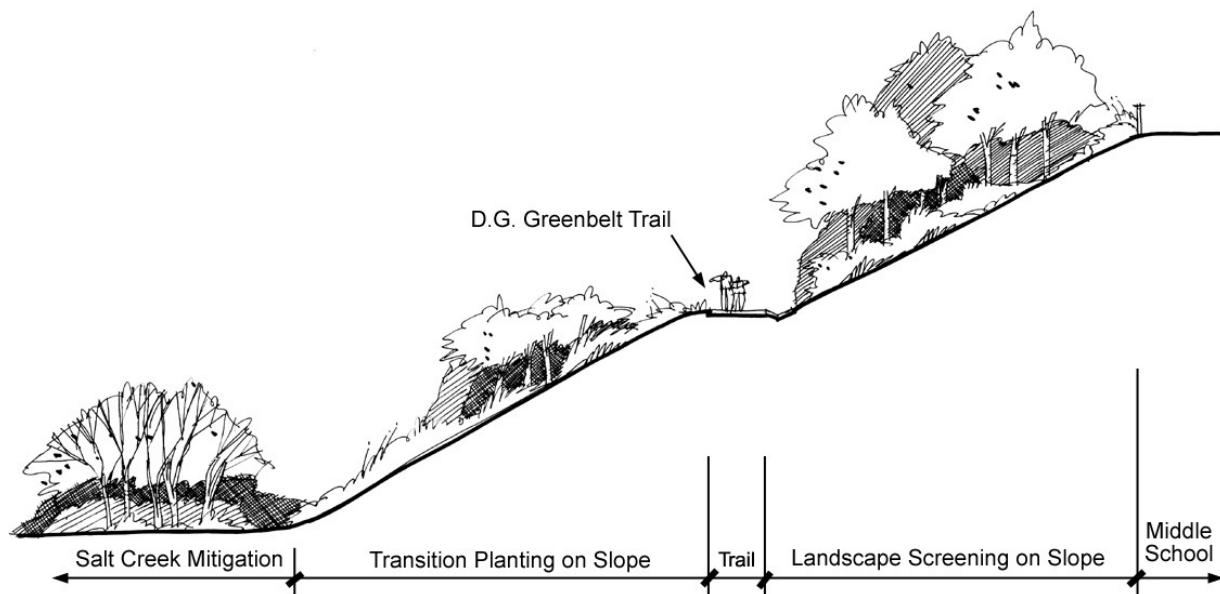
**Exhibit 3.13**





**Section from Woods Residential to Salt Creek Revegetation Area**

**Exhibit 3.14**



**Section from Middle School into Salt Creek Revegetation Area**

**Exhibit 3.15**

#### **II.4.3.2.5 Slope/Erosion Control**

The general intent of the slope erosion control program is to protect newly created slopes or denuded areas from erosion or unsightliness. Dust abatement is also a concern. All slope erosion control planting shall conform to the requirements of the City of Chula Vista Landscape Manual and the City Landscape Architect.

Generally, five types of erosion control planting may exist subject to the direction and approval of the City of Chula Vista:

- Type 1 - These are permanent slope areas where permanent automatic irrigation systems, trees, shrubs and ground covers are required.
- Type 2 - These are permanent individual homeowner lot slopes where permanent manual irrigation systems, trees, shrubs and/or ground covers are required.
- Type 3 - These are permanent slope areas to be naturalized. One-gallon trees and shrubs with hydroseeded ground cover will be required. Irrigation requirements will be at the direction of the City of Chula Vista. Options are as follows:
  - Permanent automatic irrigation systems
  - Temporary automatic or manual systems
- Type 4 - These are fire retardant slopes where fire retardant plant materials are used between structures and native or naturalized slopes.
- Type 5 - These are temporary slopes or flat areas where hydroseed shall be installed during the rainy season. No irrigation is required. Plant materials should vary in height and be planted informally to soften the slope and avoid a hard edge.

#### **II.4.3.2.6 Brush Management/Fuel Modification**

Landscape areas between native areas and improved properties and structures shall conform to City of Chula Vista Fire Department Policies and the State of California, I-Zone, Urban/Wildland Fire Prevention and Mitigation.

#### **II.4.3.2.7 Landscape and Irrigation Standards**

Standards have been established for the planning of irrigation systems and landscaping. Some of these are municipal standards, while others are specific to the EastLake Community. The City of Chula Vista has specific standards in its Landscape Manual which must be met by all projects. Additionally, the Planning Department may have specific standards related to each

individual project. The EastLake Company, the master developer, has specific standards in those common areas where the EastLake Community Association will assume eventual maintenance responsibility.

### Landscape Standards

Streetscape and common area landscape shall be planted to the following minimum standards:

- Ground covers shall be used to eventually cover the entire planting area (flatted material at the appropriate spacing or hydroseed at naturalized areas with City and Master Developer approval).
- Spreading shrubs shall be used to eventually cover a minimum of fifty percent (50%) of the area at mature growth. Shrub and ground covers shall be selected subject to approval.
- Tree plantings shall consist of the designated dominant, accent and other approved trees (subject to City and Master Developer approval).
- All trees will be staked in accordance with the City Standard detail. Type, size and installation of trees in the City right-of-way are subject to City approval.
- Agricultural suitability tests shall be completed for each landscape project. Soil amendment and leaching recommendations by an independent laboratory shall be implemented.

### Irrigation Standards

- All irrigation systems shall conform to the requirements of City of Chula Vista, Otay Water District, County of San Diego - Department of Environmental Health, and The EastLake Company.
- Irrigation systems shall be designed to allow separate areas of maintenance responsibility. For example, separate systems and meters for:
  - EastLake Community Association
  - Private homeowners' or business owners' association
  - Private entity
  - Governmental agency
  - Open space maintenance assessment district
  - Private individual
  - Other

- Open space maintenance district irrigation shall be coordinated with the City of Chula Vista. The system shall conform to standard equipment and installation techniques.
- Equipment shall be located and installed to minimize negative visual impact. Low precipitation sprinkler heads should be utilized for optimum coverage and maximum water conservation.
- All irrigation systems shall be fully automatic with the exception of individual homeowner properties.

#### **II.4.3.2.8 Landscape Maintenance**

- All landscape maintenance shall conform to the City Landscape Manual, community requirements and project CC&R's.
- Maintenance is divided into the following categories of responsibility:
  - Individual property ownership
  - Neighborhood association
  - Community association
  - Governmental agency
  - Maintenance assessment district
- In general, the overall appearance of the landscape shall be neat, healthy and free of weeds and debris. All new construction of multi-family, planned unit development and unclassified uses shall be landscaped in accordance with a City approved landscape plan, subject to City inspection of adequate maintenance levels.

#### **II.4.3.3 Community Fencing**

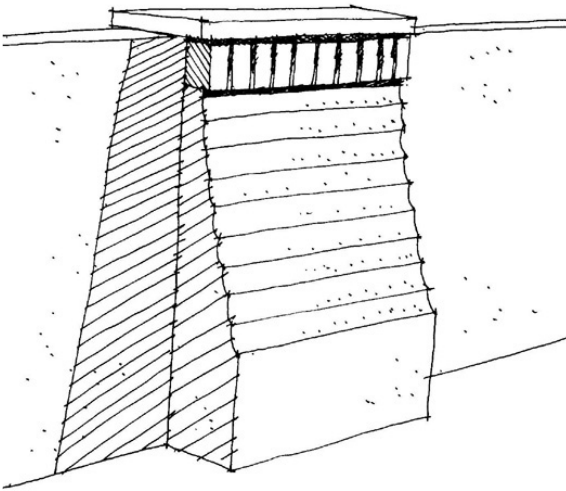
One of the most dominant visual elements of a community is its fencing. It is essential for this element to be aesthetically pleasing and provide continuity in design to unify the various architectural styles within individual neighborhoods into a single community theme.

Fences and walls can serve many functions including security, identity, enclosure, privacy, etc. However care must be exercised in the design of fencing in order to avoid long, boring or awkward sections of fencing. It is intended that the available fencing types be combined to attract interest and provide variety. Using a combination of open and solid styles, changing angles and directions is encouraged. Long straight runs of a single fence style is monotonous and inappropriate.

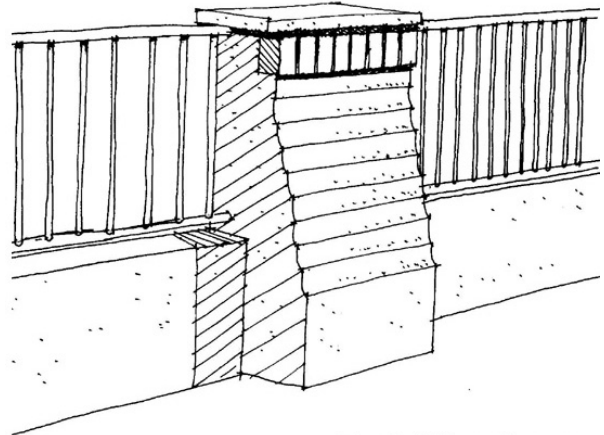
The elevations of the EastLake Planned Community fencing program are sketched below in Exhibit 3.15. These are to be used for all fencing indicated on the Fencing Plan. Fencing for townhome and

multi-family projects are not specified on the Fencing/Entries Plan (Exhibit 3-17), because the placement of such fences will be a design detail of each individual site plan in these areas.

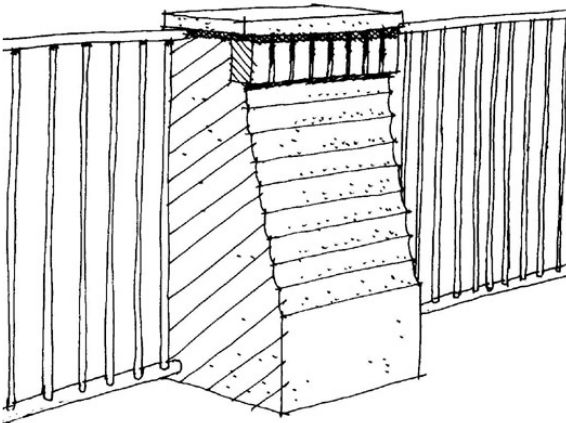
However, any fencing proposed in these attached residential neighborhoods shall use the same fencing style as indicated for the single family detached areas.



**Solid Theme Fence/Sound Wall**



**Partial View Fence**



**View Fence**

*Note: Fencing at open ended cul-de-sac subject to City Engineer approval.*

## Community Fencing Types

### Exhibit 3.16

The pilaster serves as the unifying design element among the different fence types and will establish the theme for community fencing. They should be set at logical points along the fence line (eg. property lines, intersections, corners, etc.), but no more than 150 feet apart. They may be omitted in some locations where full View Fence is used, subject to Design Review.

Each type of fence serves a particular purpose. The sound wall is a masonry wall intended to provide noise mitigation and privacy. The solid theme wall is used where visual privacy is needed, but protection from the noise of arterial highways is not important. This wall uses a pilaster similar to the sound wall, but may use fence boards between. An open wall is used where a physical barrier is needed, but a view needs to be preserved. Within EastLake, wrought iron fencing between the theme pilasters is proposed as the open wall. Pilasters should be provided at each property line intersection or at 150 feet maximum.

Exterior fences should be designed and placed according to the following guidelines:

- Walls should be made of a textured surface material that is compatible with the design of the neighborhood area.
- The monotony of a long wall should be broken by visual relief through periodically recessing the wall or constructing pilasters.
- Landscaping, such as trees, shrubs or vines, should be used to soften the appearance of the wall.
- Walls which serve as a subdivision exterior boundary should be up to six feet in height from the highest finished grade.
- Walls used as rear or side yard walls should be constructed up to six feet in height depending upon the conditions that exist.
- Combined solid fencing, walls and open fencing may be used to create interest. Masonry walls are required only where necessary for noise attenuation.
- Fencing design should avoid long continuous runs. Jogging the fence line to avoid monotony is encouraged.
- Sound wall fencing, where required, should be used to mitigate adverse noise impacts on residential units.
- Landscape planting should be used to supplement and soften fencing and obscuring long lengths of fence with vines and shrubs is encouraged.
- Perimeter fence height may be increased to eight feet if required to mitigate noise impacts.

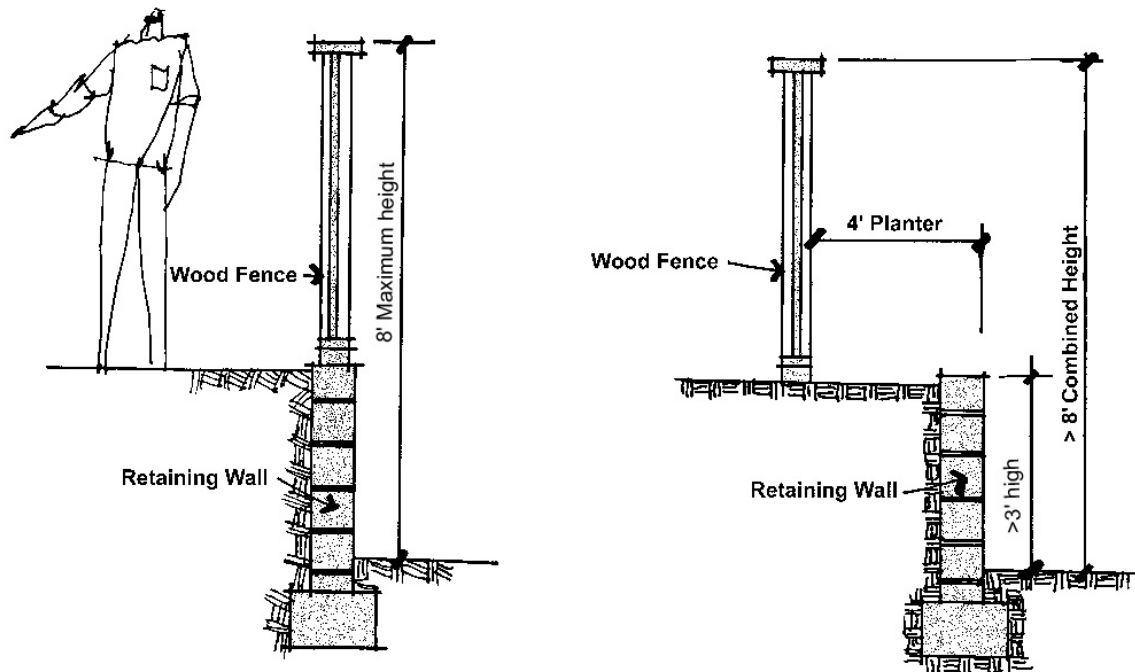
**INSERT EXHIBIT 3.17 FENCING PLAN HERE (11X17)**



### II.4.3.3.1 Combined Wall and Fence Guidelines

The combining of a conventional fence on top of a retaining wall can result in combined wall height that is not desirable. The combining of walls is generally discouraged. Where necessary, it shall be within the combined limits indicated in the sketch below.

### Combination Wall & Fence



**Exhibit 3.18**

### II.4.3.4 Community Signing

The purpose of a planned sign program is to provide a continuity of design which will contribute to an integrated, well-planned, high quality environment. All signs with the EastLake III SPA will be designed and constructed in accordance with these guidelines and the programs set forth herein. neighborhood entry sign locations are identified on the General Landscape Plan, Exhibit 3-7. Refer to Planned Community District Regulations for size limits (Section II.3.9).

Permanent signs include:

1. Community Entry - Entry sign should be a large scale, monument type sign, creating a major statement. Materials used should be compatible with landscape and hardscape elements. Entry sign could be illuminated.
2. Neighborhood Entry - Neighborhood entry sign should relate its use of materials and styling to the neighborhood thematic treatment.
3. Identification Sign (for parks, libraries, schools, *etc.*) - Sign should be low key, monument type sign, with single or double face. Materials will be consistent with the thematic treatment for the major neighborhood or district in which it exists.
4. Street Name Sign - A sign to identify street names and inform the viewer shall be provided consistent with the standards of the City of Chula Vista.
5. Community Trail Sign - A sign to identify and direct traffic, vehicular and pedestrian, to special community trails such as bicycling and jogging. Form should be small scale, freestanding, consistent with community signs.

Temporary signs will be used to identify and direct traffic to specific neighborhoods and products during construction and sales periods. These signs will be subject to permit approval for specified periods of time.

Temporary signs include:

1. Neighborhood/Product Directional Sign - A sign to direct vehicular traffic to specific neighborhoods and/or products in the context of the merchandising program. Constructed of painted plywood panels on wood support posts.
2. Product Identification Sign - A sign to identify a specific residential product, sales complex or information center.
3. Secondary Directional Sign - A small sign to direct the viewer to specific areas within a product such as parking, sales office and models.
4. Future Facility Sign - A sign which informs the viewer, through symbol and verbal reinforcement, of the various future building sites in EastLake indicating opening dates, building names and phone numbers. They consist of painted plywood sign panels supported on wood posts.

Graphic and construction standards for each of these sign types have been specified by the Master Developer. The following illustration (Exhibit 3.18) provides some common sense guidance in the

design of signs; additional, more specific sign regulations will be implemented by the master developer. The EastLake III PC Regulations, Section II.3.8.3 - Sign Regulations should be consulted for specific sign restrictions (*e.g.*, sizes, permit requirements, prohibitions, *etc.*).

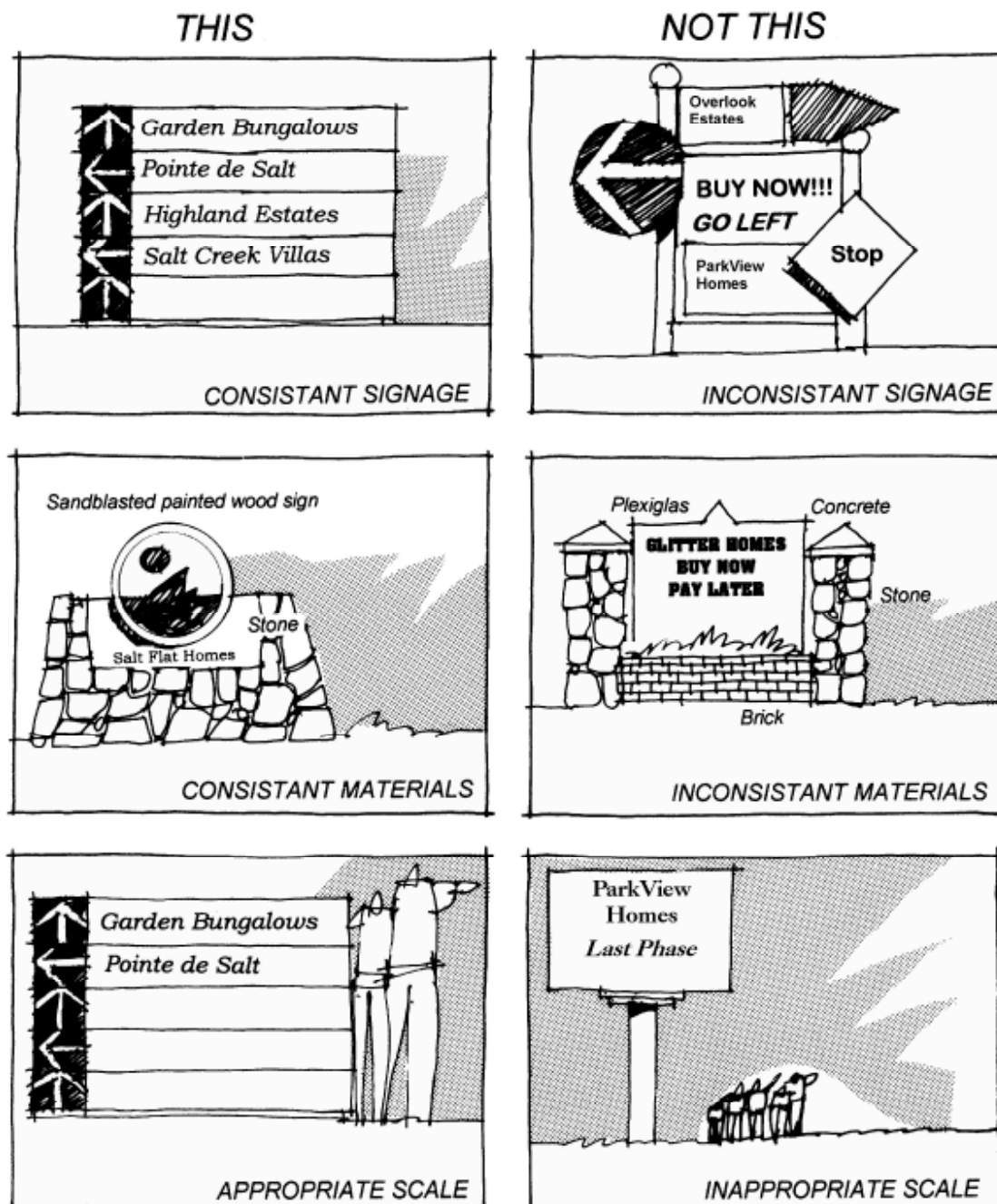


Exhibit 3.19

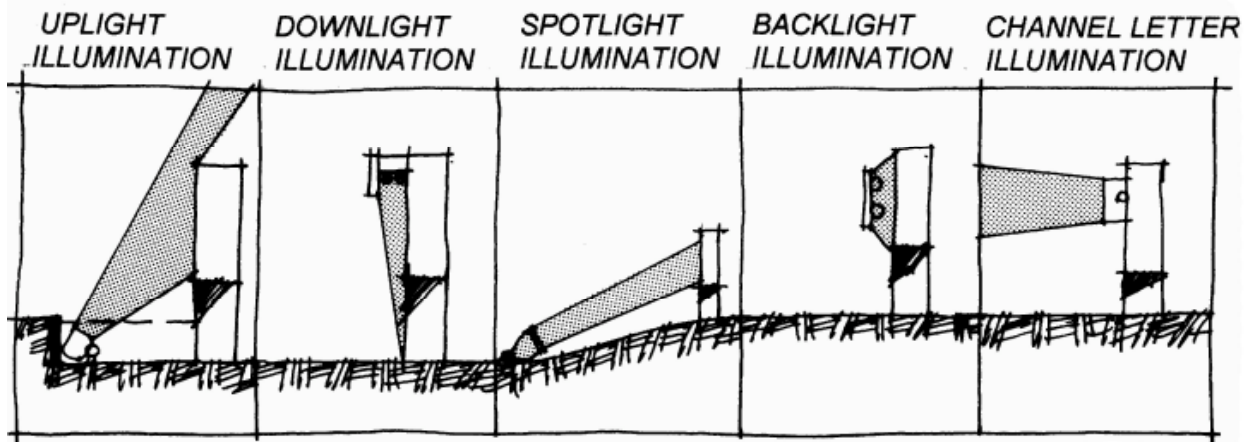
### II.4.3.5 Community Lighting

The design issue of “lighting” includes street lighting, as well as, building and landscape accent lighting, and sign illumination. Three basic principals should be considered in the provision of lighting:

1. Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
2. Lighting fixtures should relate to the human scale especially in pedestrian areas.
3. Lighting and lighting fixtures should complement the design and character of the environment in which they are placed.

All street lighting shall conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.

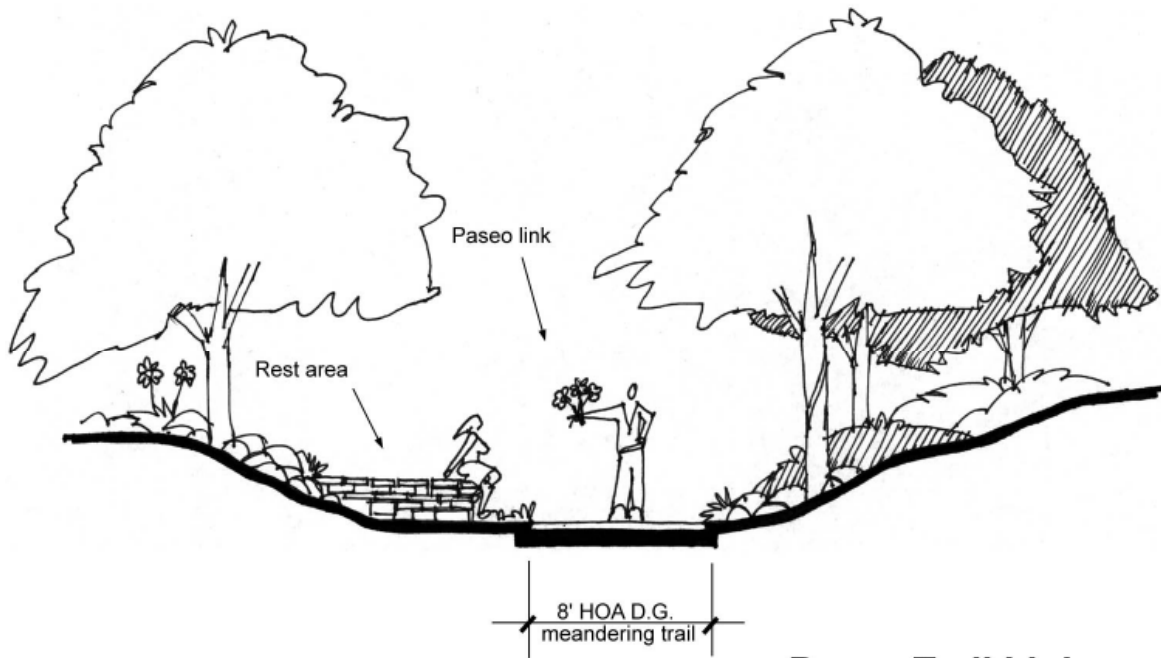
Lighting for community facilities and recreation areas shall be considered as an element of Site Plan Review. Any such lighting which will illuminate a residential area past the hour of 10:00 p.m. shall be clearly identified on the site plan.



**Exhibit 3.20**

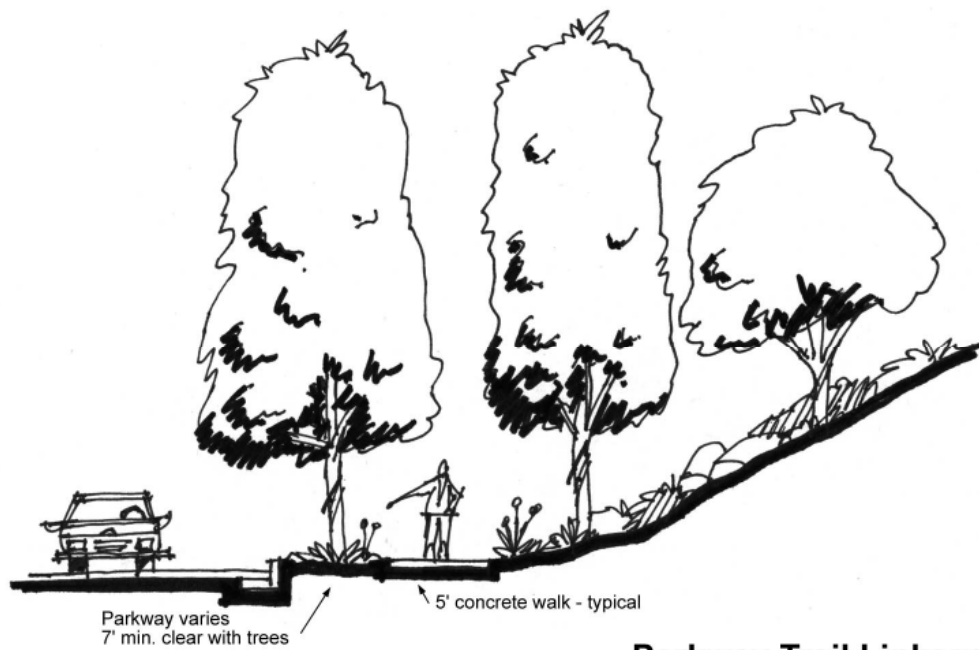
### II.4.3.6 Community Trails

The EastLake Community Trail (thematic corridor) which extends through the developed portion of the EastLake Planned Community will be continued from its current terminus in EastLake Trails across Salt Creek and through the EastLake Vistas neighborhood to the overlook park. This trail is detailed in Exhibit 3.20, Paseo Trail Linkage.



**Paseo Trail Linkage**

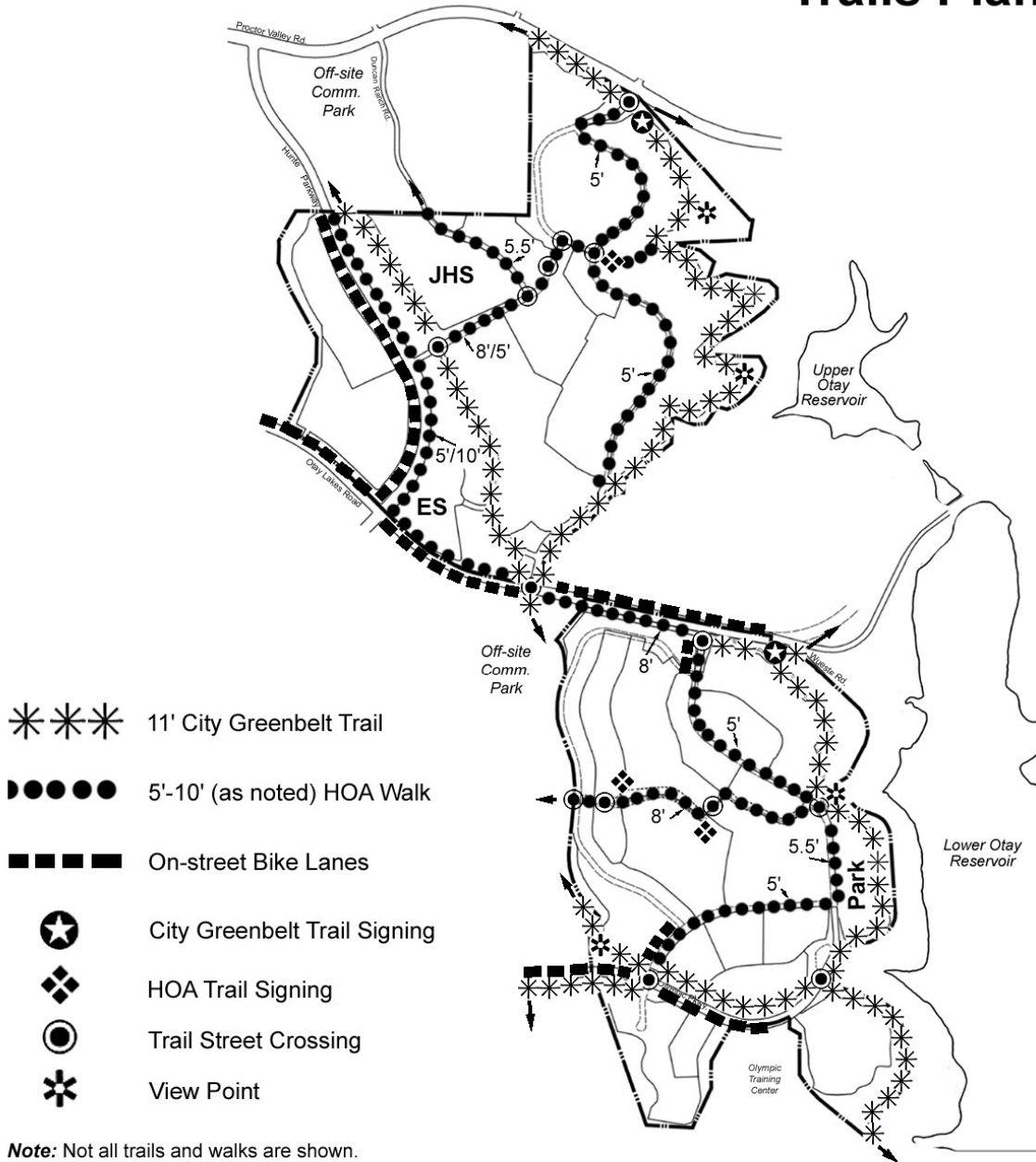
**Exhibit 3.21**



**Parkway Trail Linkage**

**Exhibit 3.22**

# Trails Plan



**Note:** Not all trails and walks are shown. Refer also to Street Sections for additional trail and walk details. The trails indicated are subject to refinement during the subdivision process.

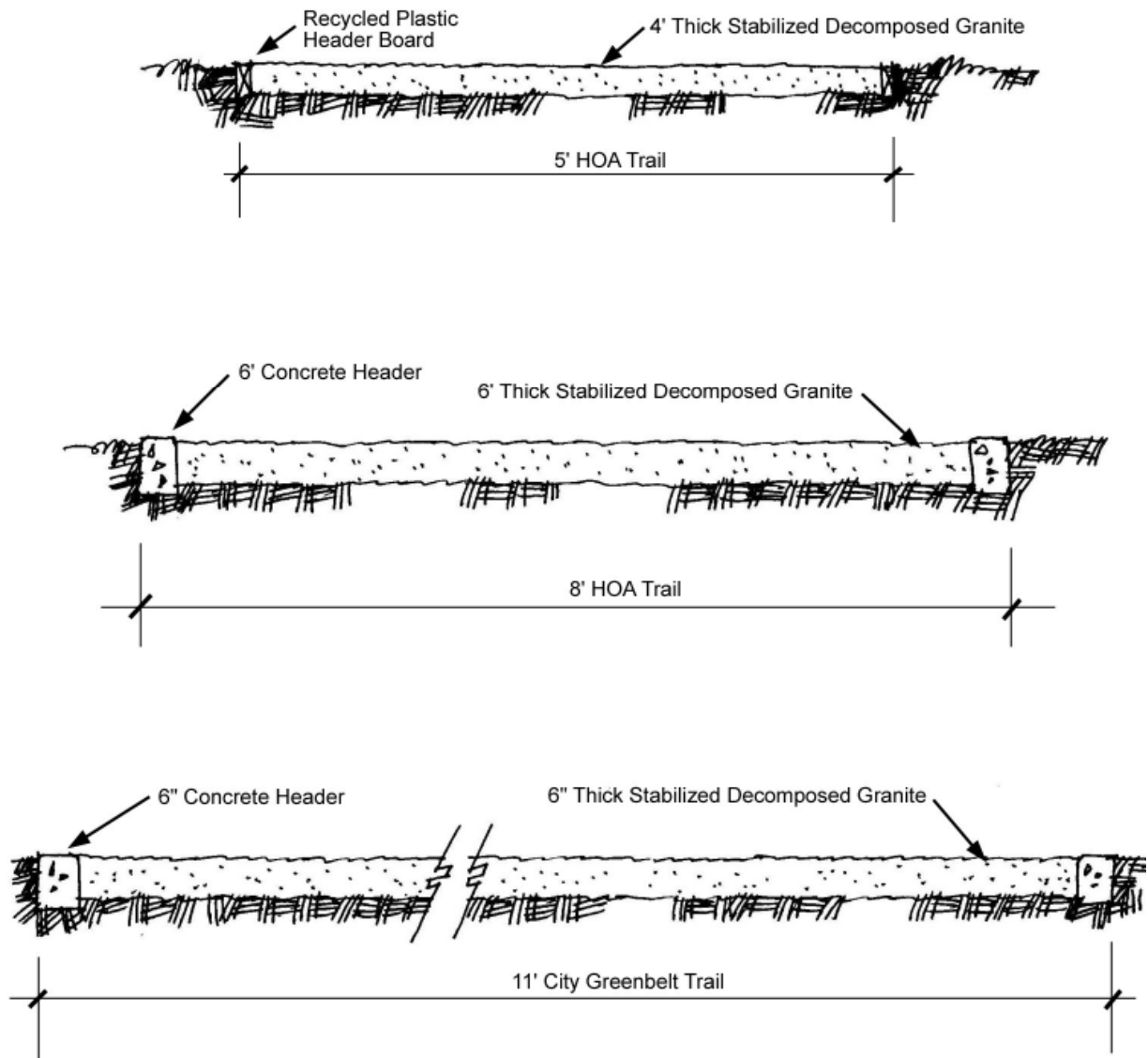
Source: ONA Inc., SB&O, Inc. & Cinti Land Planning

**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7408  
0 400 800 1200  
4-4-01

Exhibit 3.23

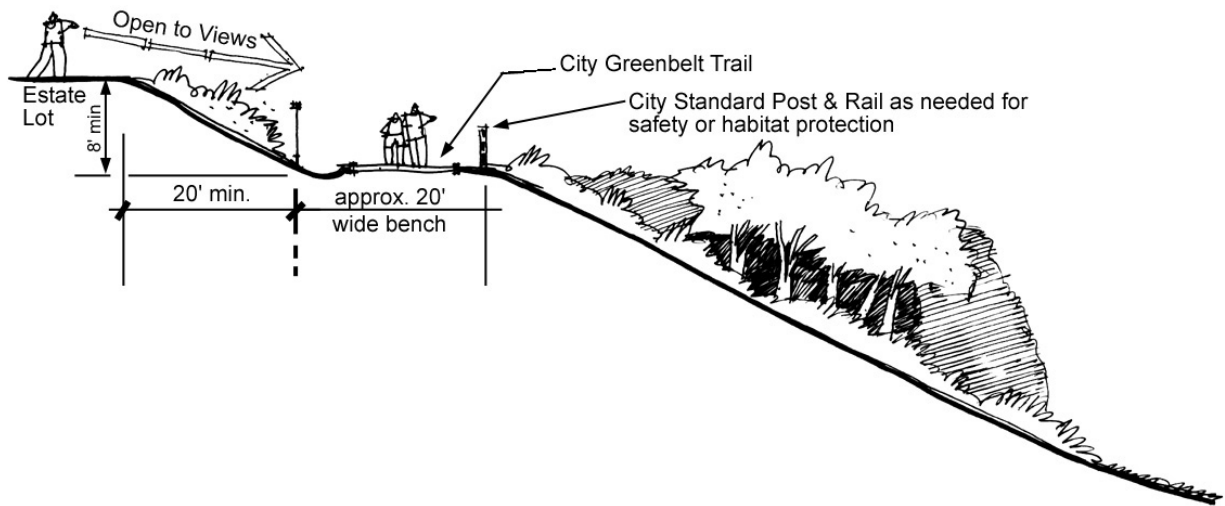
In addition, bicycle/pedestrian trails will also be provided through the Salt Creek park/open space corridor and Otay Lakes Greenbelt Corridor which will function as regional as well as community trails. A connecting trail between the Salt Creek and Otay Lakes Greenbelt branches is also provided winding through the EastLake Woods neighborhood. Exhibit 3.22, the Trails Plan describes the locations of trails throughout the project. Typical widths for each trail type are provided in Exhibit 3-24 below, while additional design guidance is provided in the sketches on the following pages.



Note: Additional design and construction specifications to be provided during subdivision process.

## Trail Widths

**Exhibit 3.24**



Section through City Greenbelt at the Estate Lots

Exhibit 3.25

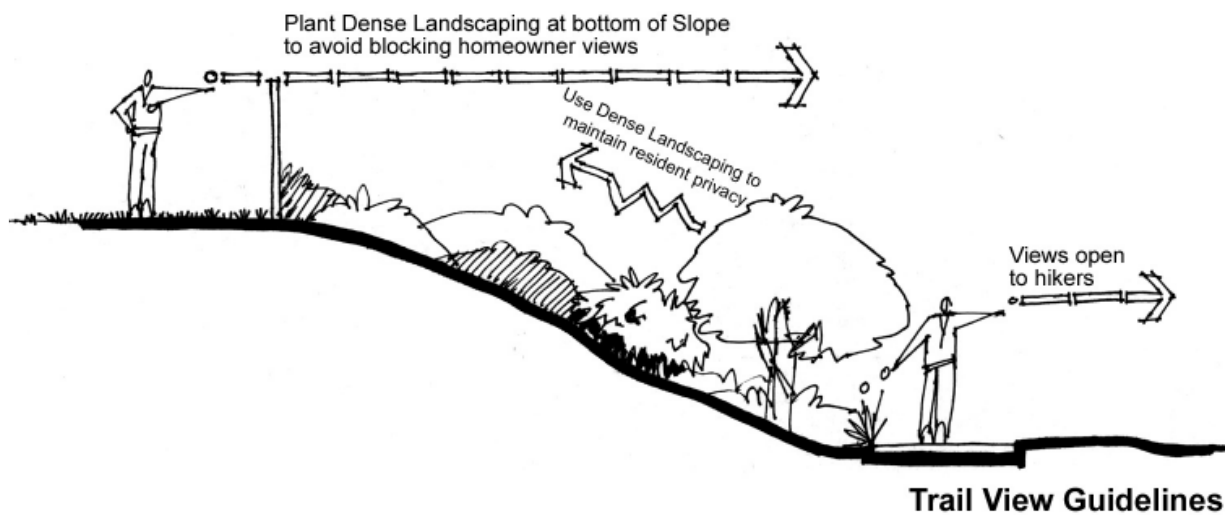
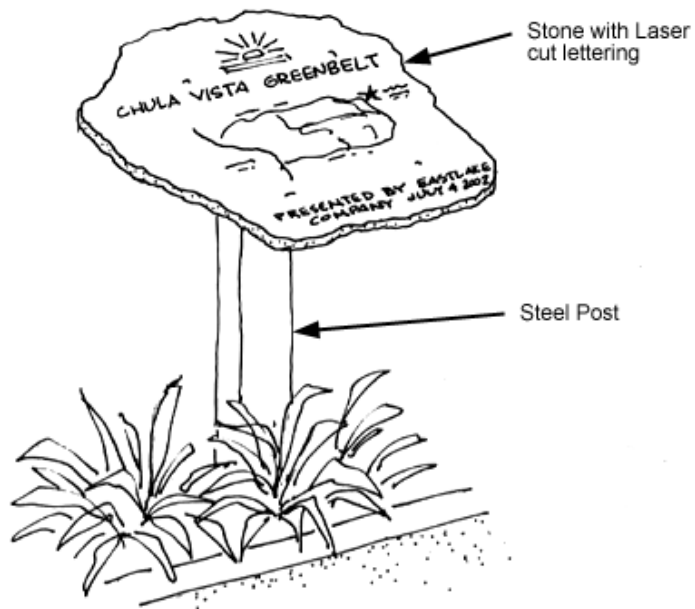


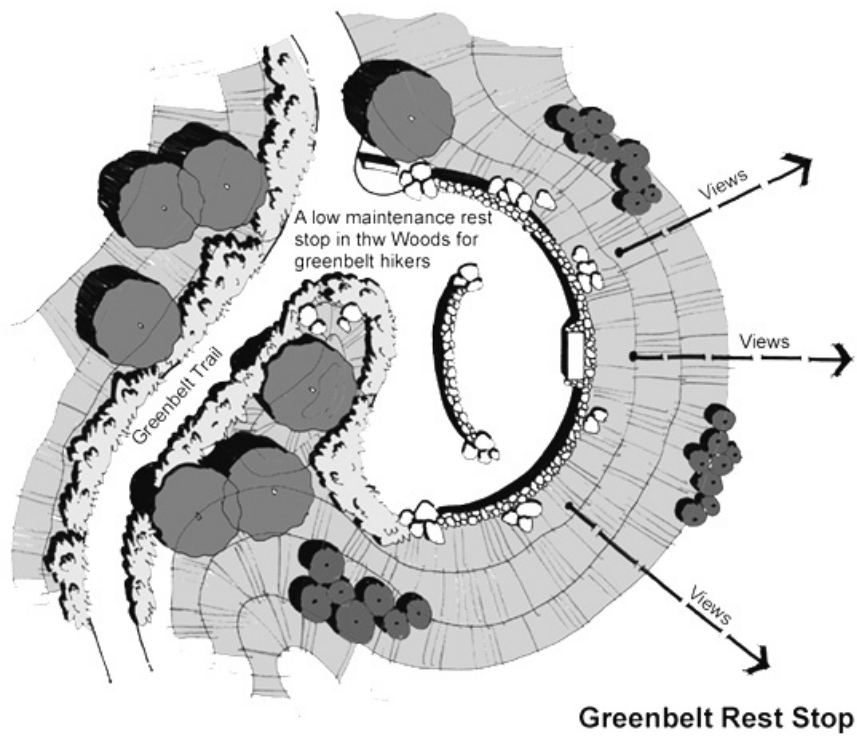
Exhibit 3.26



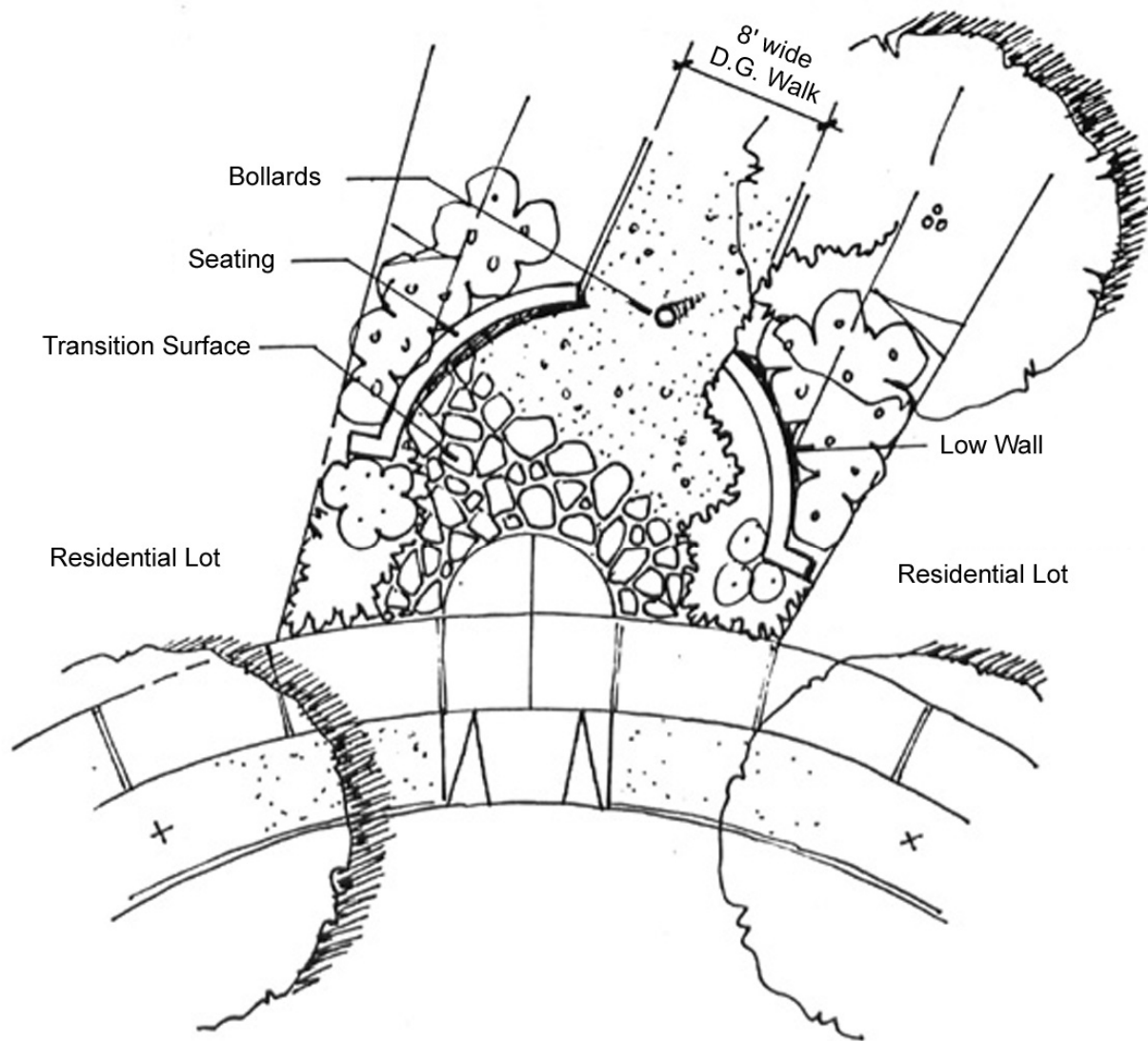


**Greenbelt Trail Signing**

**Exhibit 3.27**



**Exhibit 3.28**



**Woods Trail Entry from Street**

**Exhibit 3.29**

### II.4.3.7 Community Entries

Entries serve two primary purposes. The first is informational; they identify the community or neighborhood. To this end, entry signs must be clearly readable to the motorists and not so overly sculpted and landscaped that their basic message becomes obscured.

The second purpose is to provide unifying design accents throughout the community. If each project or neighborhood attempted to compete for attention via their entries, the overall unity of the community would be decreased. Therefore, there will be a common design treatment for all entries to reinforce the overall sense of community.

Entry monumentation will be provided by both the master developer and individual builders. There are three primary types of entries: community entries, major (neighborhood) entries and minor entries. Gated entries are a special type of minor entry. The approximate location of these entries is depicted on the General Landscape Plan, Exhibit 3-7.

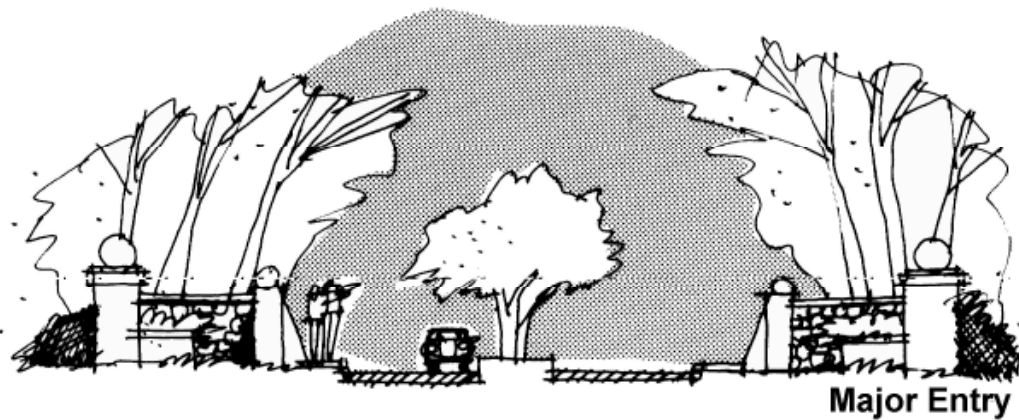
#### Community Entries

Community entries are those which provide access to the entire EastLake Community. One such entry point is located along Otay Lakes Road where it enters the EastLake Community from the east. This entry will be constructed by the Master Developer as a part of the Otay Lakes Road streetscape improvements. Its design will be consistent with other community entries constructed during previous phases of community development.

#### Major Entries

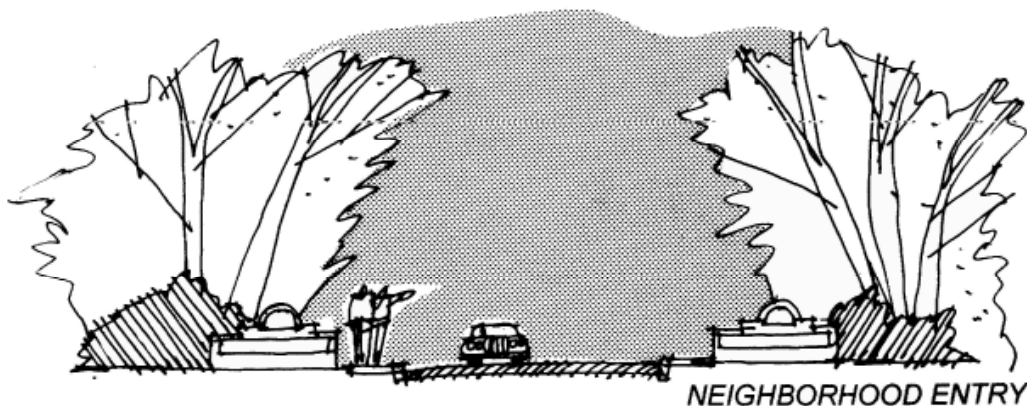
Major or neighborhood entries provide access to an entire neighborhood. A typical entry with special monumentation and landscape planting, is illustrated below. These entries should be designed to create a portal and convey a sense of arrival. They will inform the motorist that this is the entrance to a unique neighborhood within the EastLake Planned Community. They will include design features that are consistent with community fencing materials. Entry design should flow with the terrain and appear to be an extension of adjacent land forms.

The entry to the EastLake Woods neighborhood from Hunte Parkway is intended to include special design features as it crosses the Salt Creek Greenbelt. A structured fill will be constructed to appear as a “bridge” crossing. This entry feature is detailed in the sketches in Exhibit 3.31.

**Exhibit 3.30**

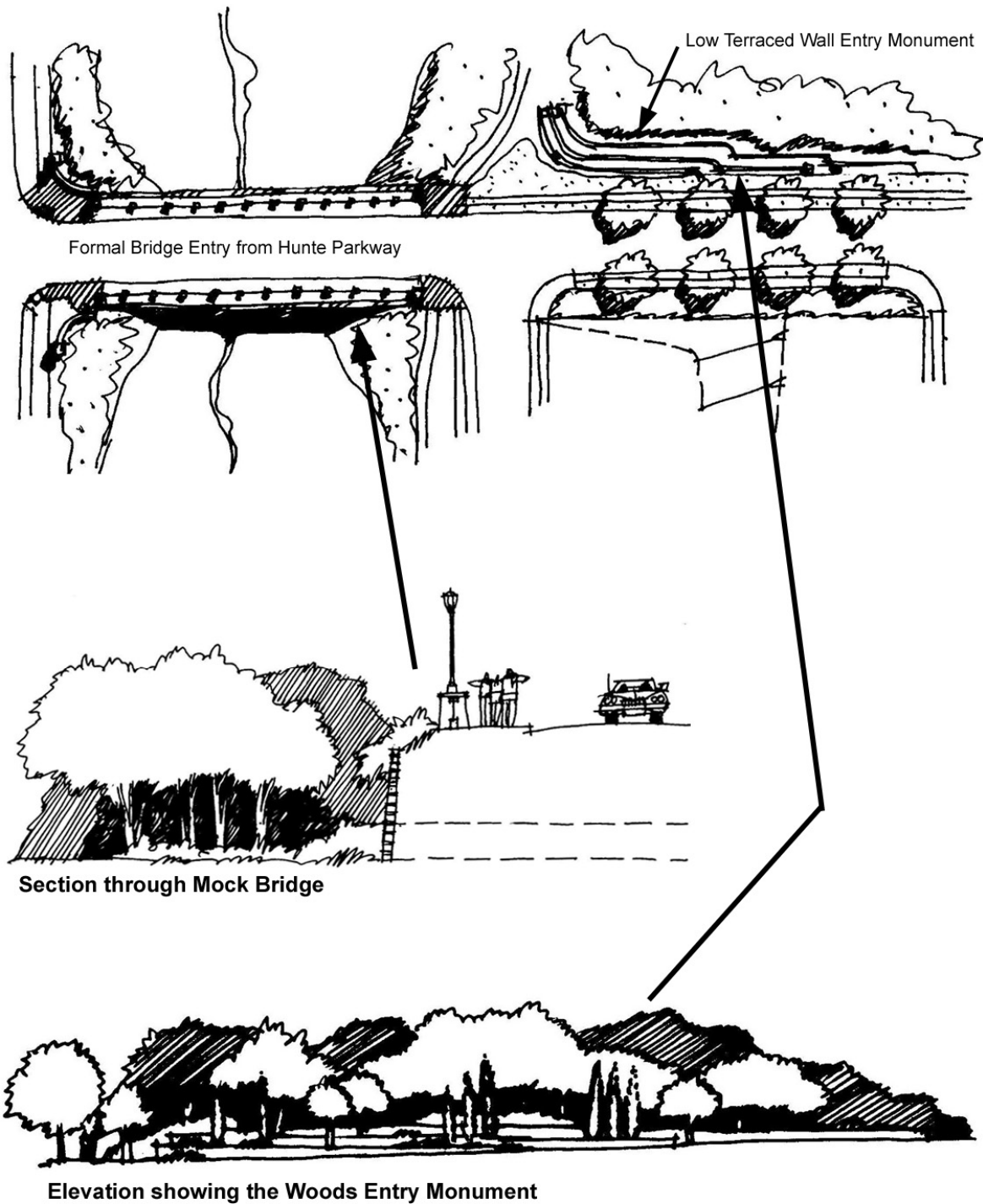
### Minor Entries

Minor entries are those to individual development projects. They are to be designed as an enhanced extension of the community fencing detail. These will be limited to the major entry points of the project and may include the name of the project or simply provide an entry portal.

**Exhibit 3.31**

### Gated Entries

Gated entries are proposed within three development parcels as illustrated in Exhibit 3-34. A gated neighborhood entry is proposed for parcel VR-1 in EastLake Vistas and VR-13 in Windstar Pointe Resort. The neighborhood is comprised of a single residential street with direct access lots along one side and a series of common driveways along the other. Gates are proposed at each end to the street serving the development area. These entries should be consistent in design with other project entries and community design standards and adequate space for vehicle queuing and turn-around should be provided.



## Entry to EastLake Woods from Hunte Parkway

Exhibit 3.32

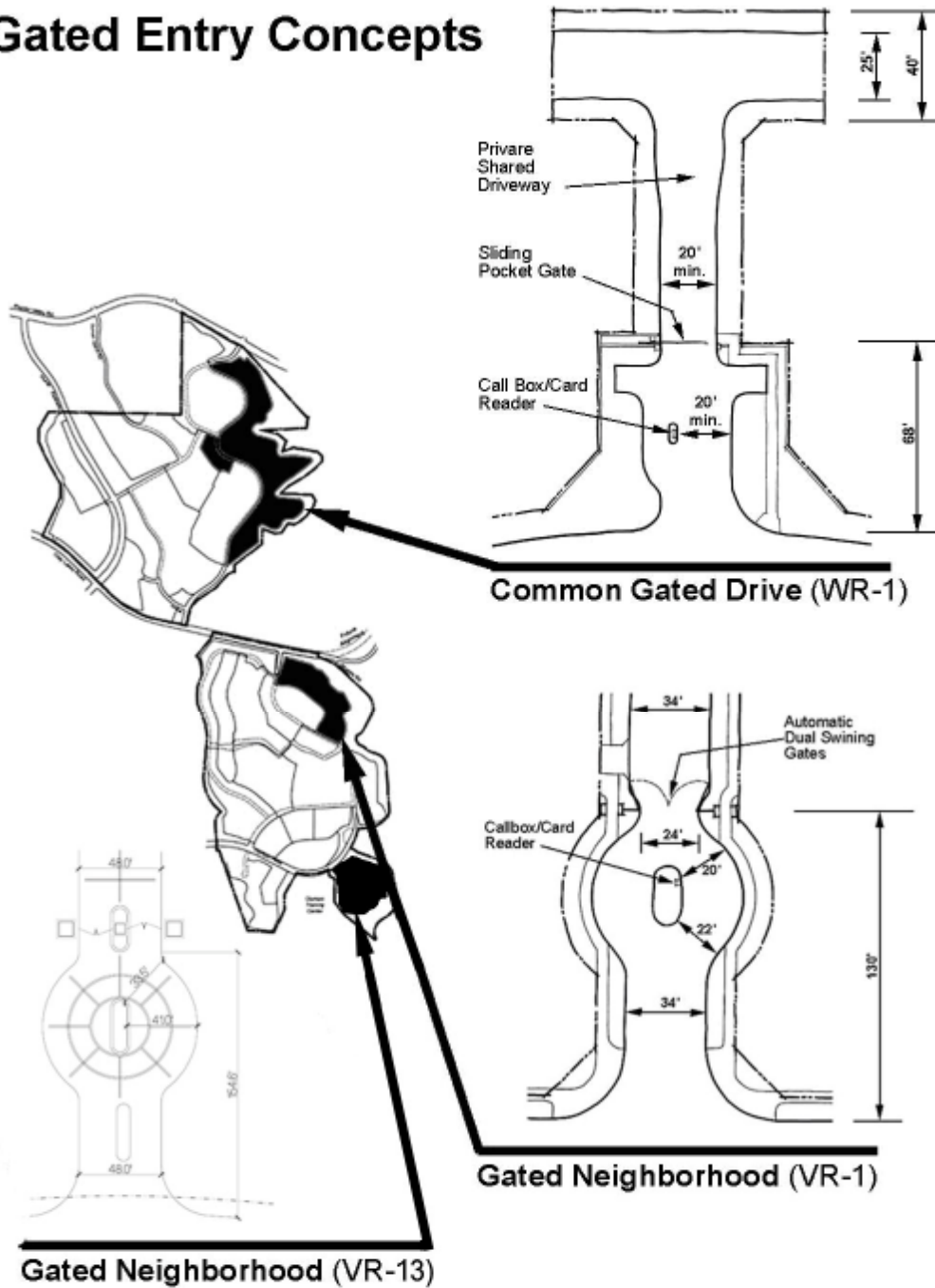
Parcel WR-1 in EastLake Woods is proposed have gated common drives. The design is similar to that in EastLake Vistas except the gates are located at the head of each driveway, some common, some individual, instead of the project entry. See Exhibit 3.34 for design standards.



**Entry Monument Concept for EastLake Vistas**  
*(Reflecting the character established in EastLake Trails)*

**Exhibit 3.33**

## Gated Entry Concepts



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 225-7408

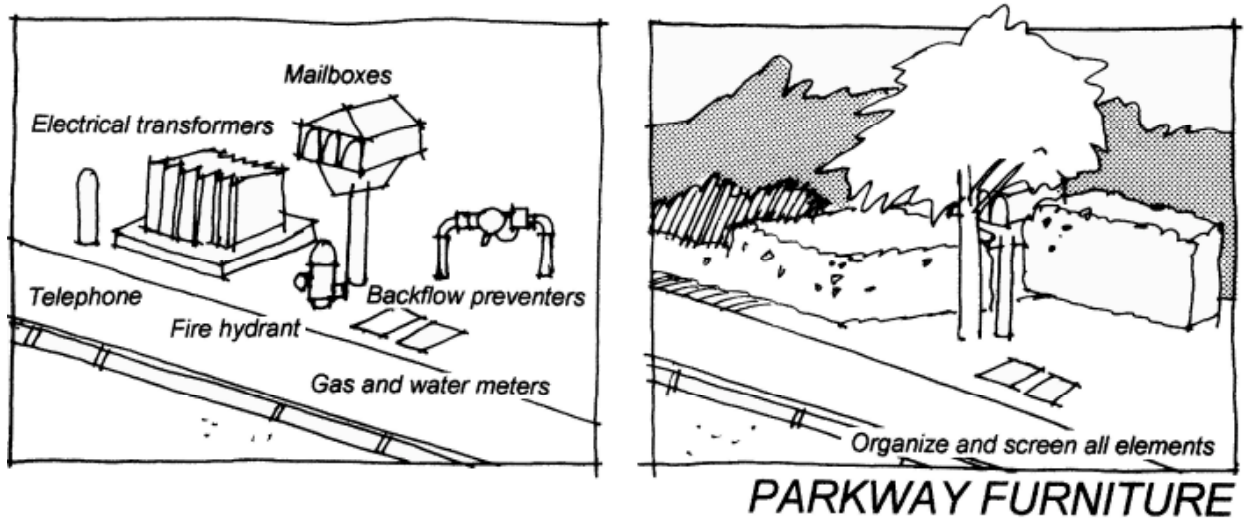
Exhibit 3.34



### II.4.3.8 Street Furniture

Street furniture includes all of the various objects generally found adjacent to the street such as: fire hydrants, post boxes, bus benches, utility company boxes, sprinkler and traffic signal control boxes, etc. Two principal design issues should be considered in regard to these objectives. The first is their overall aesthetic appeal or their contribution to the overall design of the community. The second issue is the location of street furniture in relation to the sidewalk travelway.

In the majority of cases, street furniture is designed for basic utility, ease of maintenance, and service longevity. Because of this, and the fact that they are located for easy service access, street furniture can be intrusive and detract from the aesthetic quality created by other design elements. The often conflicting requirements of the project designer and service provider necessitate close coordination and cooperation between the builder and service company in regard to the installation of such items.



**Exhibit 3.35**

Design standards vary with the various street furniture items and the agencies involved. In some cases the standards are fairly strict, while in others, ample room exists for negotiation. As an example, the Postal Service requires ganged, curb-side post boxes for new single family detached developments. This may be provided by several rural-type boxes at a single location, or the installation of Neighborhood Delivery Collection Box Units (NDCBU) supplied by the Post Office. However, the facade or structure surrounding these boxes can be designed to suit any motif, allowing the designer to integrate the required unit into the character of the neighborhood. Similar post box standards have been established for other residential and commercial/industrial uses. As an example of rigid requirements, the standards for fire hydrants are strictly applied due to their importance to the safety of residents.



When designing for street furniture, every effort should be made to reduce potential adverse aesthetic impacts. Techniques to be considered include landscape screening, construction of a facade, use of neutral or complimentary colors, and undergrounding, where possible.

#### **II.4.3.9 Scenic Corridor Guidelines**

Three off-site scenic corridors will be affected by development within EastLake III. These are the Otay Lakes Road, Hunte Parkway and Olympic Parkway corridors. Views from these streets to residential development areas will mainly comprise rear unit elevations and roof lines, rear yard fencing, and some graded slope areas. In such visible areas, attention will need to be given to the aesthetics of the rear exposure, as well as the front. Additional rear elevation detailing, variable lot depths or rear yard setbacks, and special slope landscaping should be considered as potential design solutions.

## **II.4.4 Residential Design Guidelines: Single Family - EastLake Vistas & EastLake Woods West**

This chapter addresses the design issues associated with typical single family residential development. Special design features are proposed in the EastLake Woods East development area which are detailed in Section II.4.5 following. The topics addressed in this chapter are applicable to all single family projects and should be implemented in the Woods East area unless superseded by special features noted in Section II.4.5.

### **II.4.4.1 Site Planning**

Tract subdivision construction in single-family detached areas should be based upon the following criteria:

- A minimum of three housing plans should be provided each with a minimum of three facade treatments which vary entry, window type and treatment exterior materials and color.
- Roof style, material and height should be varied.
- Single-family detached residential lots and setbacks should encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks should be varied to avoid a monotonous pattern of houses.
- Side yard setbacks should be varied to create greater solar access, provide more useful private open space in side yards, and avoid monotonous pattern of houses.
- The appropriateness of lots backing to other than major arterials will be reviewed with individual tract maps or site plans. When deemed appropriate, lots backing up to collector streets should be set back from the street right-of-way to permit adequate landscaped buffers along the street frontage.

#### **II.4.4.1.1 Building Placement**

Building placement on a lot is to a large extent controlled by the setbacks established for each of the residential land use districts within EastLake III. These standards are found in Chapter II.3.3 of the EastLake III PC District Regulations.

### **II.4.4.2 Grading & Landform**

Attention to detail in the execution of grading is important at both the mass grading and detail grading levels. The EastLake III SPA includes design standards for grading (see Section II.2.4 of the SPA Plan).

### II.4.4.3 Streetscape Design

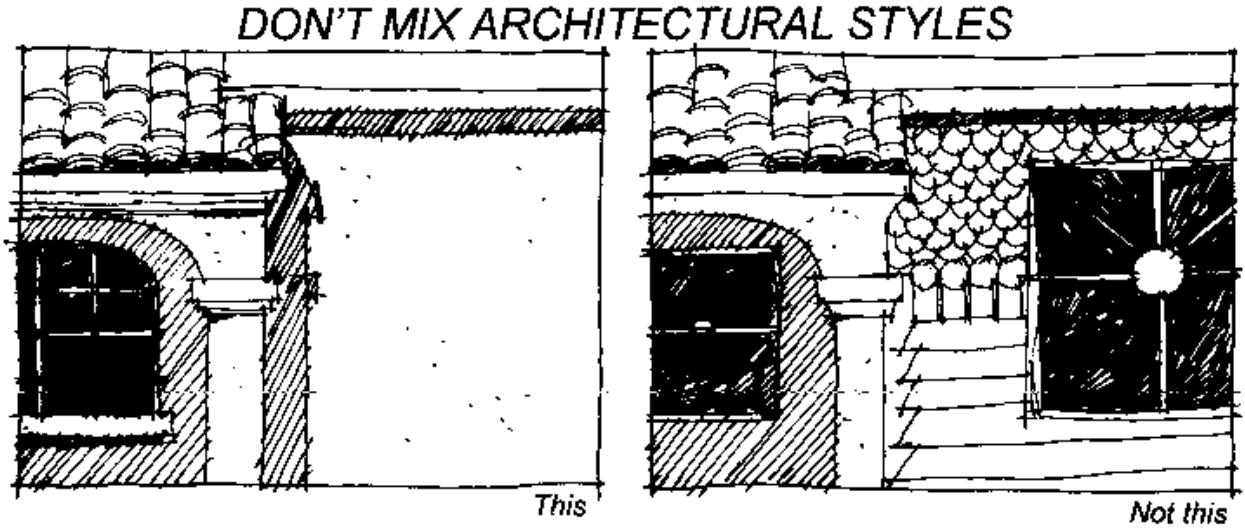
See Landscaping Section II.4.3.2.

### II.4.4.4 Visual Aspect

Buildings within the development should have a variety of sizes, shapes, colors and materials used to promote interest in the built environment. However, the densities designated for the SPA will generally promote one and two story single family homes. These structures placed within the planned community design structure (see Chapter II.4.3 for community design concepts) will promote a high quality suburban appearance.

### II.4.4.5 Architecture

While the landscaping, fencing, and signing will have a common design throughout the entire community, some variety in architectural styles is envisioned for structures within the community. Although various architectural styles are intended to coexist in the overall community, they should not be mixed within a single project. Each parcel on the Site Utilization Plan shall have internal consistency. And, of particular importance, architecture should not be a hybrid style, such as "Spanish Cape Cod".



**Exhibit 4.1**

#### II.4.4.5.1 Enhancement of Side & Rear Elevations

Attention to architectural detail is common for the front elevations of production housing. However, in the EastLake community special attention is required to be paid to the appearance of rear and side elevations in areas that are exposed to the public view. In those conditions where the front or side elevation is exposed to public view enhancement is required. Enhancement should not solely consist of plant-on elements to the exterior, rather the whole elevation and building massing should be considered.

- A. Primary Enhancement Areas. The following is a list of siting considerations that *require* enhancement of building elevations:
  1. All elevations visible from a Scenic Highway;
  2. All elevations visible from Lower Otay Reservoir;
  3. All elevations visible from a public park;
  4. Full building elevations (not blocked by foreground buildings) along the top of slopes that can be seen from any major roadway, and;
  5. Any side elevation on a corner lot.
  
- B. Secondary Enhancement Areas. The following is a list of site conditions that *should* include enhancement of building elevations:
  1. Side or rear elevations exposed to view from trails, paseos or private recreation facilities, and;
  2. Side or rear elevations, other than corner lots than can be clearly seen from internal residential streets.
  3. Any other side or rear elevation that observed from the public view.
  
- C. Enhancement Techniques. The following is a partial list of techniques that shall be employed for enhancing elevations. Always using the same technique should be avoided.
  1. Enhanced rear elevations: Each rear elevation requiring enhancement shall include one or more of the following structural elements. No single element shall be used on more than 66% of the plans in any single Neighborhood.
    - a. At least two different roof planes, intersecting at right angles. Such as: Dormers and Cross Gables
    - b. A single story element the width of which would be no less than 20% of the rear elevation width.
    - c. Offset planes. A vertical or horizontal offset of at least 18 inches on the rear elevation.

2. Enhanced rear elevations: In combination with requirement C-1 each rear elevation requiring enhancement shall include one or more of the following architectural features:

- a. Balconies
- b. Bay window or window pop-outs
- c. Recessed windows (minimum 6 inches)
- d. Accent or enhanced window surrounds
- e. Window shutters
- f. Cornices at rear eaves
- g. Use of wrought iron window enhancement (where style appropriate)
- h. Any other enhancement element treatment, that in the judgment of the Zoning Administrator, is equal to or better than those above.

D. Design Considerations for Silhouetted Ridgeline Housing.

Homes located along ridgelines, scenic highways and public open spaces require special attention. The repetition of virtually identical buildings with identical roof forms along this edge is monotonous, and strongly discouraged. Homes should reflect as much individual character as possible avoiding duplication of the same building mass along this edge .

Following are some techniques to use for homes along a visible ridgeline. The extent to which these techniques are applied should take full consideration of housing affordability, especially for entry level homes.

1. Vary the roof form by never repeating the same roof more than two times in a row;
2. On lots of 6000 and 7000 square feet in size a single story home shall be provided a minimum of 20% of the houses on visible edges.
3. Rotate buildings and/or lots where possible to expose an alternative elevation view;
4. Use chimneys or other building elements to break up roof lines, and;

E. Enhancement Findings. The Director of Planning must make the following findings for homes requiring enhanced elevations and housing along ridgelines.

1. That techniques for enhancing rear and/or side elevations exposed to public view have been substantially applied in conformance with paragraphs A and B above.
2. That techniques for rear enhancement have been included into the home design in conformance with paragraphs C.1 and C.2 above.

3. That techniques for side enhancement have been included into the home design in conformance with paragraph C.3 above.
4. That techniques to avoid a monotonous silhouette of buildings along the ridgelines have been substantially utilized in conformance with paragraph D above.

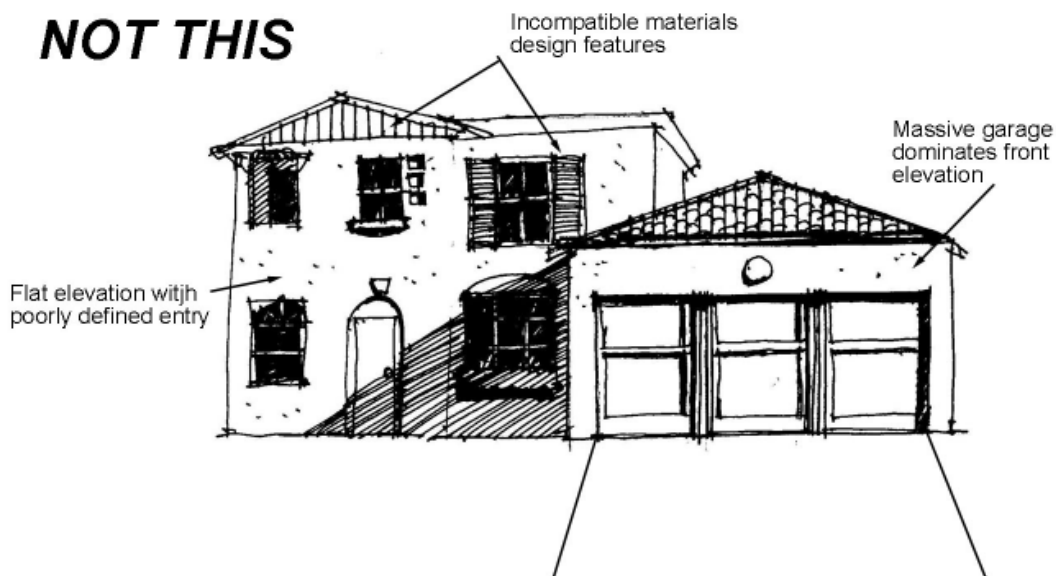
On the following pages are “Do This - Not This” sketches illustrating a number of techniques to improve the design of production housing. These will be used in the Design Review process to guide the assessment of all projects. Applicants are strongly encouraged to avoid the “Not This” examples.

# Architectural Guidelines

## ***DO THIS***



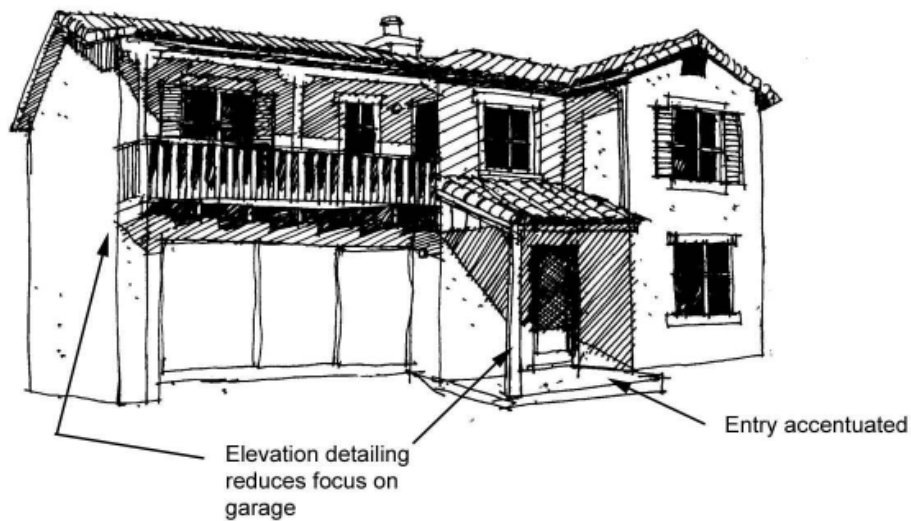
## ***NOT THIS***



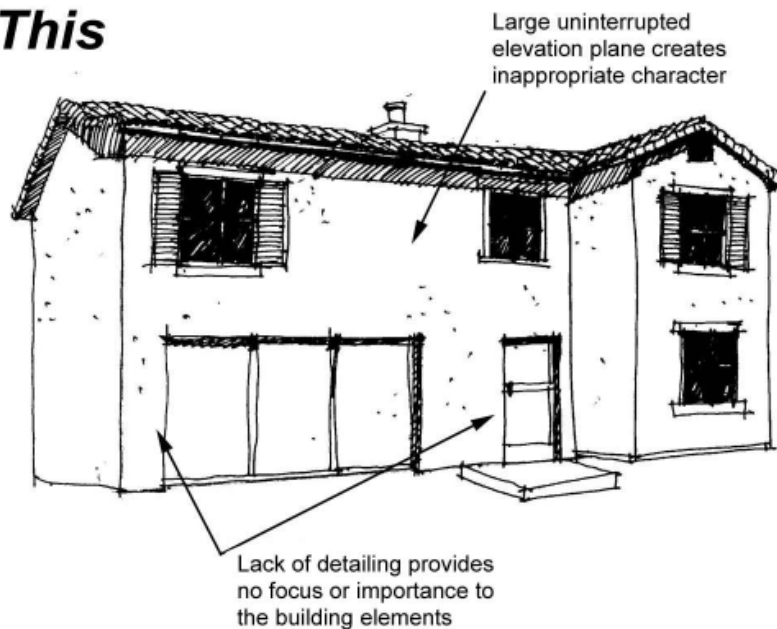
**Exhibit 4.2**

# Architectural Guidelines

## *Do This*



## *Not This*

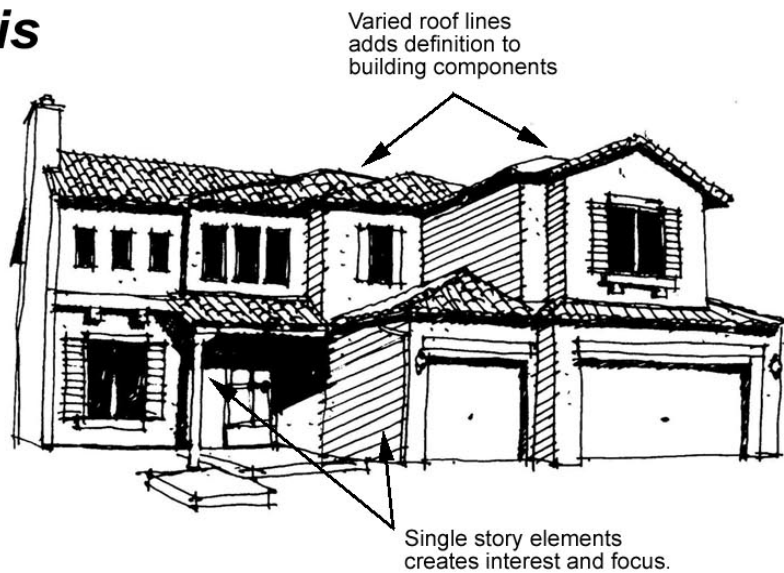


**Exhibit 4.3**

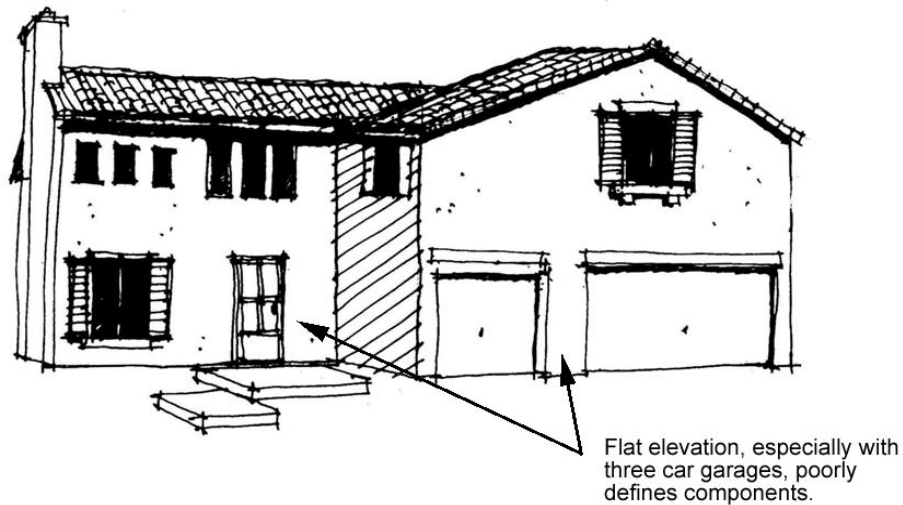


# Architectural Guidelines

## *Do This*



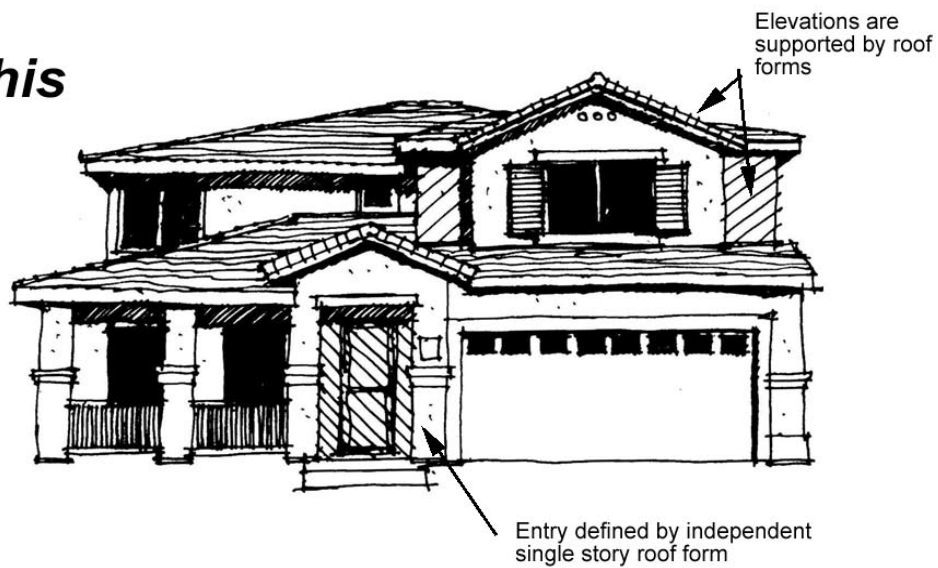
## *Not This*



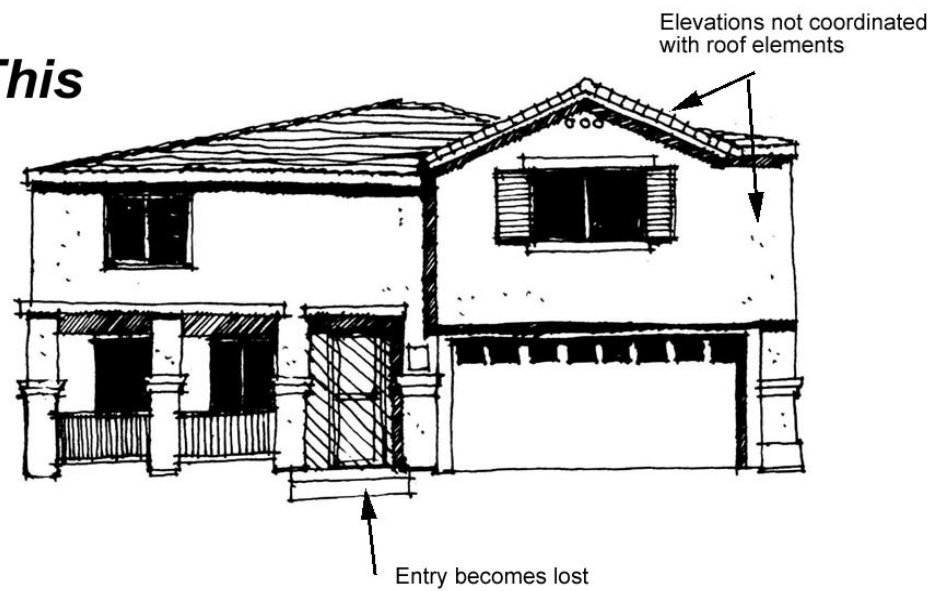
**Exhibit 4.4**

# Architectural Guidelines

***Do This***



***Not This***



**Exhibit 4.5**

#### **II.4.4.6. Signage**

Signage within single family detached districts is regulated by the sign provisions of the EastLake III PC District Regulations. Signs are typically limited to entry monumentation which is in Section II.4.3.4 for Community Signing.

#### **II.4.4.7 Lighting**

Lighting is not anticipated to be a significant design issue in single family residential areas (see Section II.4.3.5)

#### **II.4.4.8 Parking**

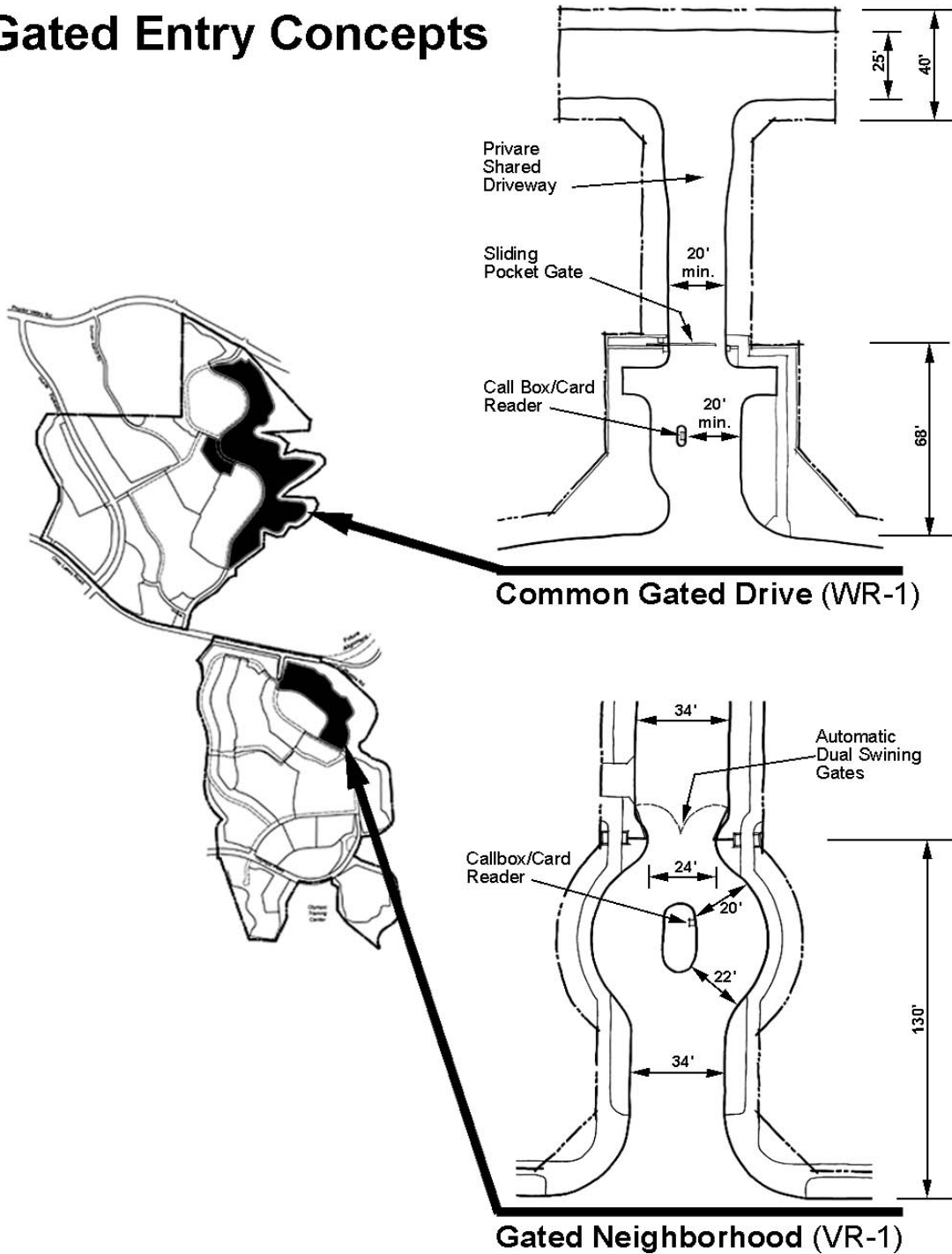
The amount of parking required within each residential district is specified in the EastLake III PC District Regulations. Requirements for sizing and spacing are provided in the PC Regulations. Beyond providing the number of spaces required, the design of common parking areas for attached and multi-family neighborhoods is an important element in site planning. However, within single family neighborhoods, parking is provided in individual garages, driveway spaces (between back of sidewalk and garage face) and guest parking on-street. No special design criteria are required for these areas.

#### **II.4.4.9 Special Standards**

##### **II.4.4.9.1 Gated Neighborhood**

Parcel VR-1 in EastLake Vistas is proposed to be a gated neighborhood with gates provided at end of the streets serving the development area. The gate and entry structure should be consistent with the community fencing design implemented adjacent to the entry. Adequate space for queuing and turn-around should also be provided in front of the gate so traffic does not backup on to the adjacent neighborhood street. The gated street entry design is depicted in Exhibit 4-7. Design standards for the common private driveways are provided in Exhibit 3.34 in the previous chapter.

## Gated Entry Concepts



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7400

**Exhibit 4.6**

(04/08/08)

II.4.4-11

DESIGN GUIDELINES

#### **II.4.4.10 Landscaping Requirements**

Common area landscaping shall conform to the community design standards in Chapter II.3. Individual parcel landscaping is at the discretion of each property owner.

Areas identified in the following Individual Parcel Criteria as “Enhanced Slope Edge” indicates slope areas that have a higher level of exposure to public views. These areas should be given more emphasis in the overall slope landscape design process. The more ornamental or larger plant materials from the overall standard slope planting mix should be used in these areas.

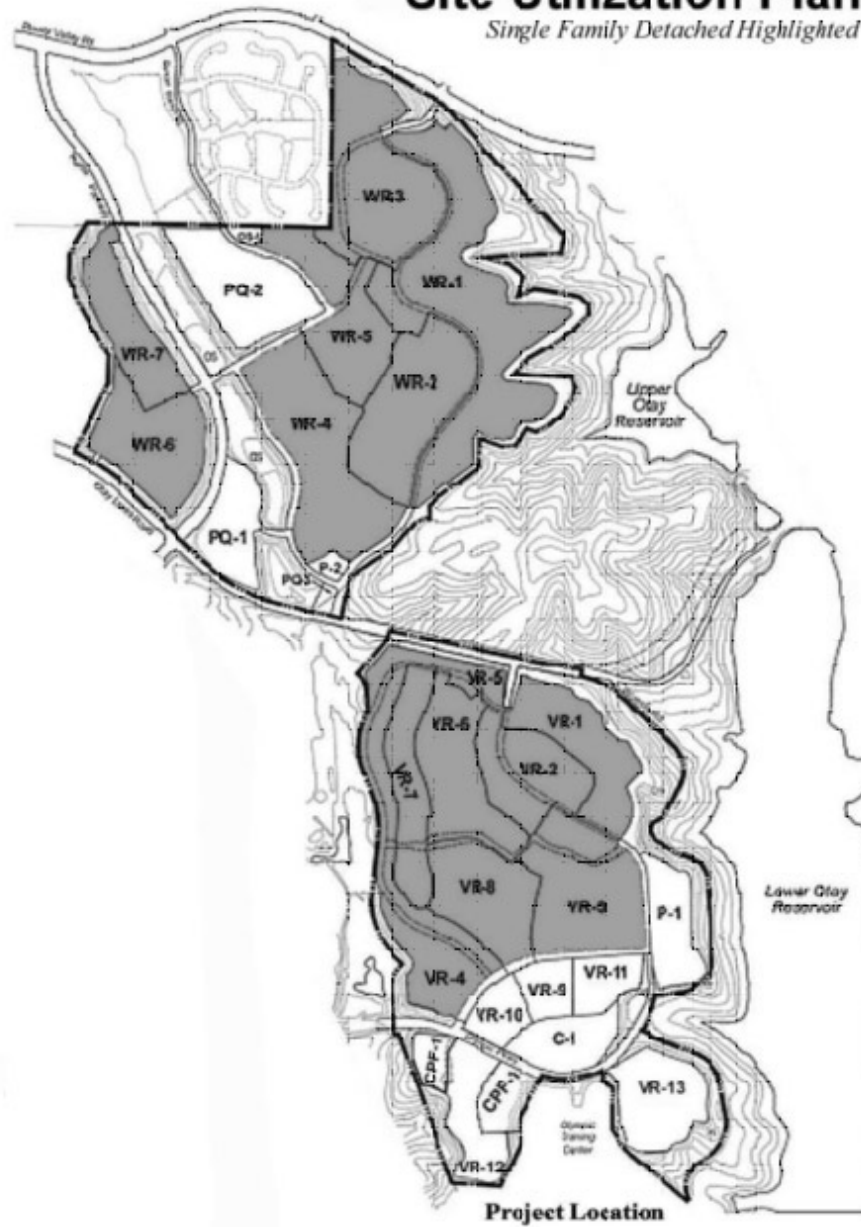
#### **II.4.4.11 Individual Parcel Design Criteria**

The product descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All parcel plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the residential parcels designated for single family detached products within the EastLake Vistas and EastLake Woods West (refer to the Site Utilization Plan, Exhibit 4.13, for the location of each parcel).

## Site Utilization Plan

*Single Family Detached Highlighted*



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
6/20/06

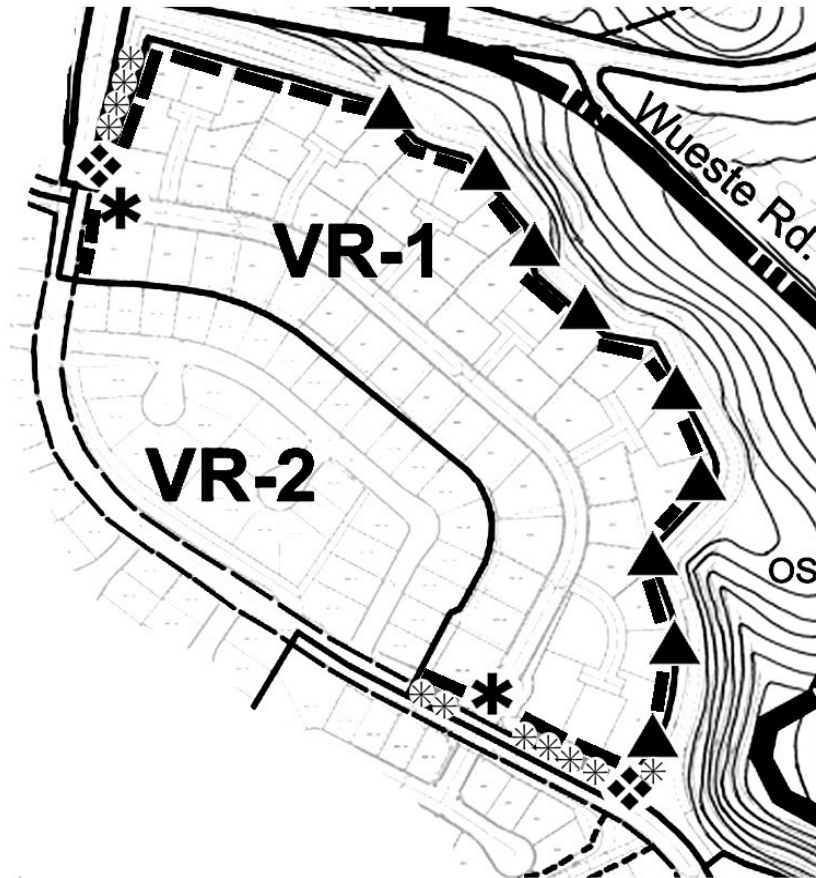
**Exhibit 4.7**







**EASTLAKE VISTAS****Parcel VR-1  
Design Issues Summary**

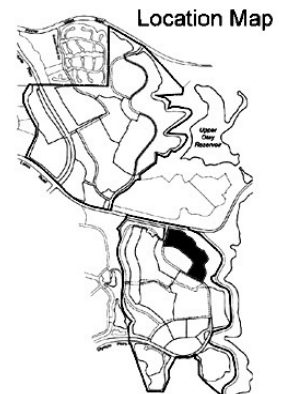
**Description:** This is the lowest density housing area in the EastLake Vistas neighborhood. The single residential street serving lots in this parcel is proposed to be gated at each end. Private common driveways are proposed to access lots on the eastern side of the parcel, overlooking Lower Otay Reservoir. The slopes down from the development area to existing Wueste Road are a part of the Chula Vista Greenbelt. Maximizing long range views across the lake from development sites is a primary site design objective. Short range views up-slope from the public trail to private home sites should be screened with plant materials planted low enough on the slope to avoid interference with lake views. Another view issue will be the siting and design of homes, which will be prominently visible from the lake. The proposed lotting pattern within the parcel will provide a variety of exposures and setbacks from the top of slope. Additional side and rear building elevation detailing is to be provided per Section II.4.4.9.2.

<b>Land Use District:</b>	RL4
<b>Product:</b>	10,000 sf Lot Single Family Residential
<b>Views:</b>	Views to and from Lower Otay Reservoir and Greenbelt trail
<b>Entry:</b>	Gated street entries; private common driveways; Neighborhood entry at Otay Lakes Road
<b>Fencing:</b>	Off-site views; consistency with community theme view fencing on edges and along Otay Lakes Road
<b>Edges:</b>	Greenbelt along Lower Otay Reservoir; Otay Lakes Road streetscape
<b>Landscaping:</b>	Slopes adjoining Greenbelt (naturalized) and arterial road edge (consistent with Otay Lakes Road design).
<b>Special Requirements:</b>	Enhanced rear and side elevations visible from the lake or Otay Lakes Road, and side elevations on corner lots
<b>Design Review:</b>	Not required

# Parcel VR-1



-  View Opportunity
-  Neighborhood Entry (Gated)
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 233-7408  
10-16-00

**Exhibit 4.8**

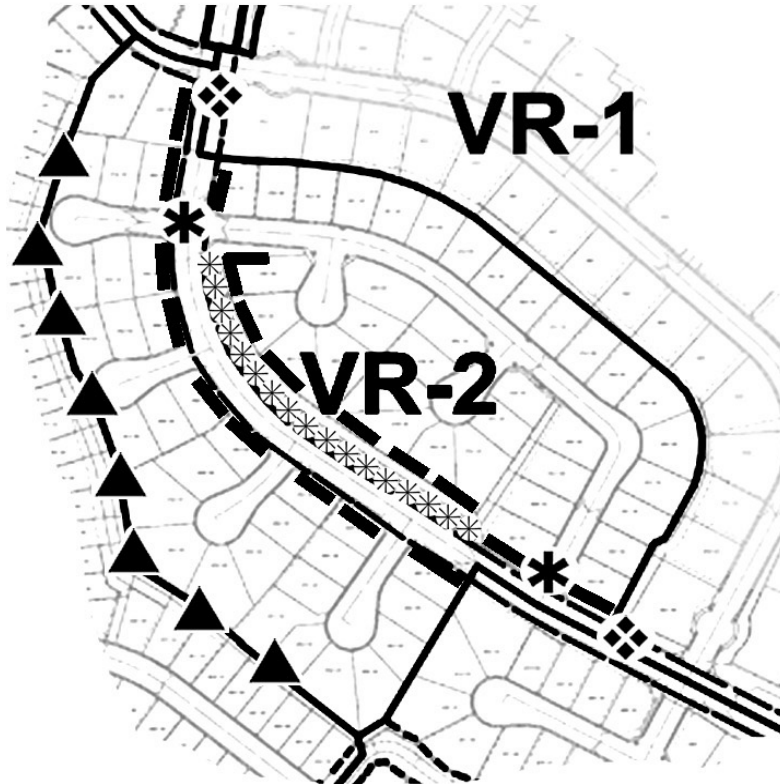








**EASTLAKE VISTAS****Parcel VR-2  
Design Issues Summary**

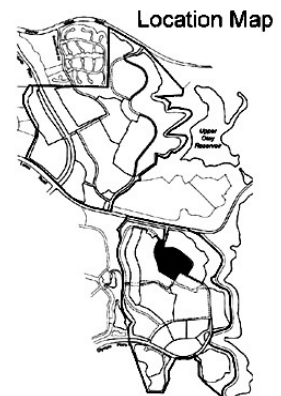
**Description:** This is small parcel is located above parcel VR-1. Due it its high elevation, views in all directions will be available over adjacent development areas. Two cul-de-sacs in the eastern portion of this parcel provide lots which back to the neighborhood street. However, proposed grading provides a grade separation placing the lots above the street. This removes the rear house elevations from the street view corridor and provides home views over the street. Landscaping of the slope should follow the streetscape design for the neighborhood street. The rear of the non cul-de-sac lots in this portion of the parcel abut the rear of the lots in the western portion of parcel VR-1. Some views to and from the lake will be available but homes in this parcel will not be prominent when viewed from the lake because of the larger and more prominent VR-1 homes in front. Lots west of the neighborhood street are also above lots further to the west allowing views to the Salt Creek Greenbelt. Homes in this area will not be visually prominent as viewed from the Greenbelt due to their distance and other development in closer proximity to the Greenbelt.

<b>Land Use District:</b>	RE2
<b>Product:</b>	7,000 sf Lot Single Family Residential
<b>Views:</b>	Views from home sites in all directions
<b>Entry:</b>	None
<b>Fencing:</b>	Off-site views; consistency with community theme fencing adjacent to neighborhood street
<b>Edges:</b>	None
<b>Landscaping:</b>	Slopes adjoining neighborhood street
<b>Special Requirements:</b>	Enhanced side elevations on corner lots, potential silhouetted ridgeline condition
<b>Design Review:</b>	Required

## Parcel VR-2



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 523-7446  
3-14-01

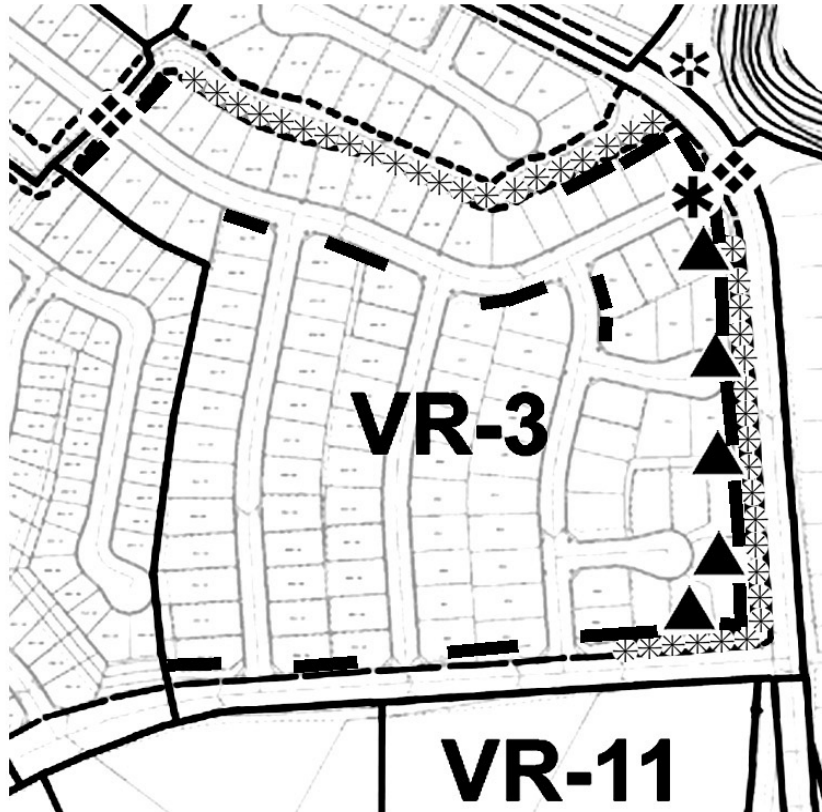
**Exhibit 4.9**







**EASTLAKE VISTAS****Parcel VR-3  
Design Issues Summary**

**Description:** This parcel is located west of the public park. Some lots will have views to the park and to the lake beyond. The neighborhood Paseo crosses the northern portion of this parcel. The Paseo is located adjacent to, but below, the rear and side yards of several lots. Landscaping on these slopes should be consistent with community design standards for the EastLake Thematic Corridor and screen private yard areas from view from the public trail. The design and improvement the trail access points will also require attention because of their placement adjacent to private yard areas. Private front yards will also comprise much of the streetscape adjacent to the park along the neighborhood street. Although private yards are not within the control of the developer, initial yard landscaping along this street should be consistent with community design themes and complement that of the park.

<b>Land Use District:</b>	RE3
<b>Product:</b>	7,000 sf Lot Single Family Residential
<b>Views:</b>	Some views to and from the park and lake beyond
<b>Entry:</b>	None
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along neighborhood street and along Paseo
<b>Edges:</b>	Street edge adjacent to park parcel; Paseo along rear and side yards
<b>Landscaping:</b>	Slopes adjacent to streets and neighborhood Paseo (Thematic Corridor)
<b>Special Requirements:</b>	Enhanced elevations viewed from the public park; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

## Parcel VR-3



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7466  
3-14-01

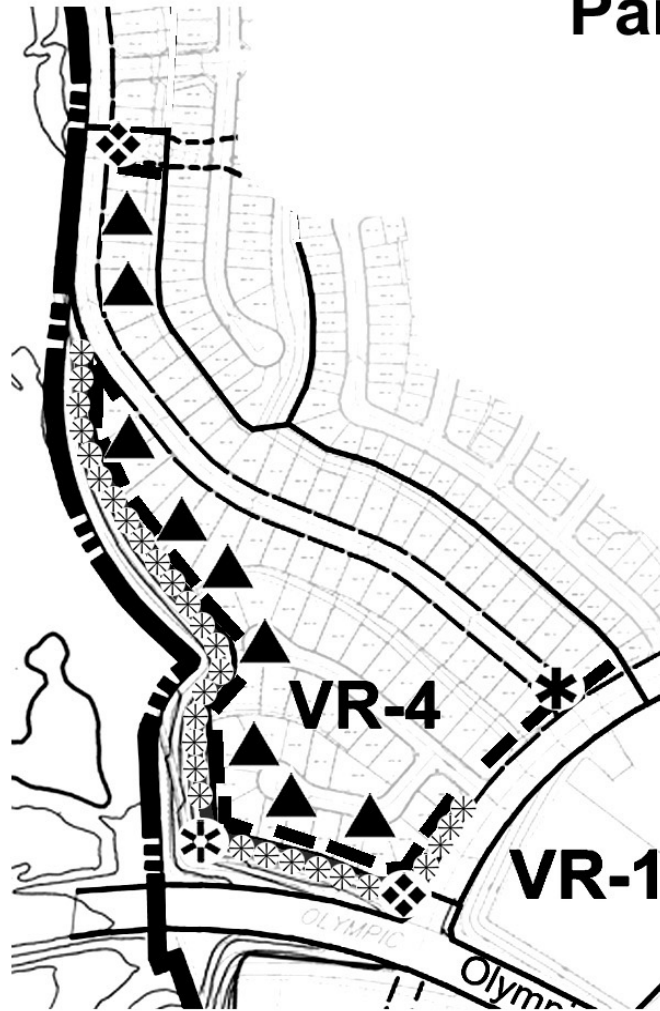
**Exhibit 4.10**







**EASTLAKE VISTAS****Parcel VR-4  
Design Issues Summary**

**Description:** This parcel is located in the southwest portion of the EastLake Vistas neighborhood adjacent to Salt Creek. The edge to this Greenbelt area is primarily a down slope from rear or side yards of home sites. A neighborhood street defines the edge of the Greenbelt at the northern end of this parcel, making it a part of the public view from the street. An “open cul-de-sac” is shown in the proposed lotting concept to serve the same function. Providing appropriate visual and physical access into the Greenbelt corridor will be an important site planning issue. Another issue will be the siting and design of some homes which will be prominently visible from the creek corridor. Additional rear yard setbacks and rear elevation detailing may be required. Similar techniques may be required for a small number of homes prominently visible from Olympic Parkway, a scenic corridor. The neighborhood Paseo is located at the northern edge of this parcel. A single side yard is affected.

<b>Land Use District:</b>	RS1
<b>Product:</b>	6,000 sf Lot Single Family Residential
<b>Views:</b>	Views to and from Salt Creek Greenbelt and trail
<b>Entry:</b>	Neighborhood entry along Olympic Parkway
<b>Fencing:</b>	Off-site views; consistency with community theme fencing on western side of Salt Creek Greenbelt and along Olympic Parkway
<b>Edges:</b>	Salt Creek and Olympic Parkway
<b>Landscaping:</b>	Slopes adjoining Salt Creek (naturalized) and arterial road edge (consistent with Olympic Parkway design)
<b>Special Requirements:</b>	Enhanced front, rear and side elevations visible from Greenbelt or Olympic Parkway; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

## Parcel VR-4



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7406  
4-20-01

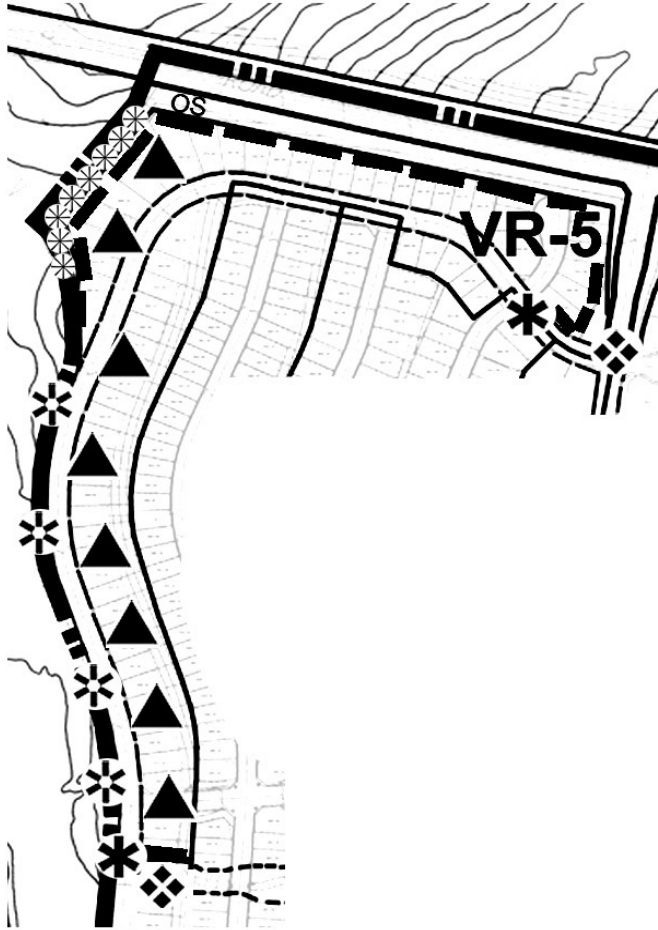
**Exhibit 4.11**







**EASTLAKE VISTAS****Parcel VR-5  
Design Issues Summary**

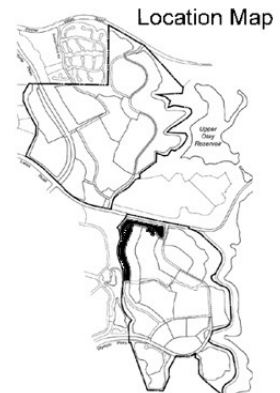
**Description:** This parcel is basically an extension of the development concept in parcel VR-4 north along the east side of Salt Creek to Otay Lakes Road. Design issues are similar, views and access to the Greenbelt and views from Otay Lakes Road, a scenic corridor. A neighborhood road is used to define the Greenbelt edge for a considerable portion of this parcel. The opposite side of the road is front yards of home sites. Although private yards are not within the control of the developer, initial yard landscaping along this street should be consistent with community design themes and complement that of the Greenbelt. Providing appropriate physical access (controlled) into the greenbelt corridor will be an important site planning issue along the road. Another issue will be the siting and design of homes, which will be prominently visible from the creek corridor. Additional rear yard setbacks and rear elevation detailing will be required at the northern end of the parcel. The neighborhood Paseo is located at the southern edge of this parcel. A single side yard is affected.

<b>Land Use District:</b>	RS1
<b>Product:</b>	6,000 sf Lot Single Family Residential
<b>Views:</b>	Views to and from Salt Creek Greenbelt and trail
<b>Entry:</b>	Neighborhood entry along Otay Lakes Road
<b>Fencing:</b>	Off-site views; consistency with community theme fencing on western side of Salt Creek Greenbelt and along Otay Lakes Road
<b>Edges:</b>	Street edge adjacent to Salt Creek and Otay Lakes Parkway
<b>Landscaping:</b>	Slopes adjoining Salt Creek (naturalized) and arterial road edge (consistent with Otay Lakes Road design).
<b>Special Requirements:</b>	Enhanced front, rear and side elevations visible from the Greenbelt or Otay Lakes Road; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

## Parcel VR-5



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7408  
3-14-01

**Exhibit 4.12**

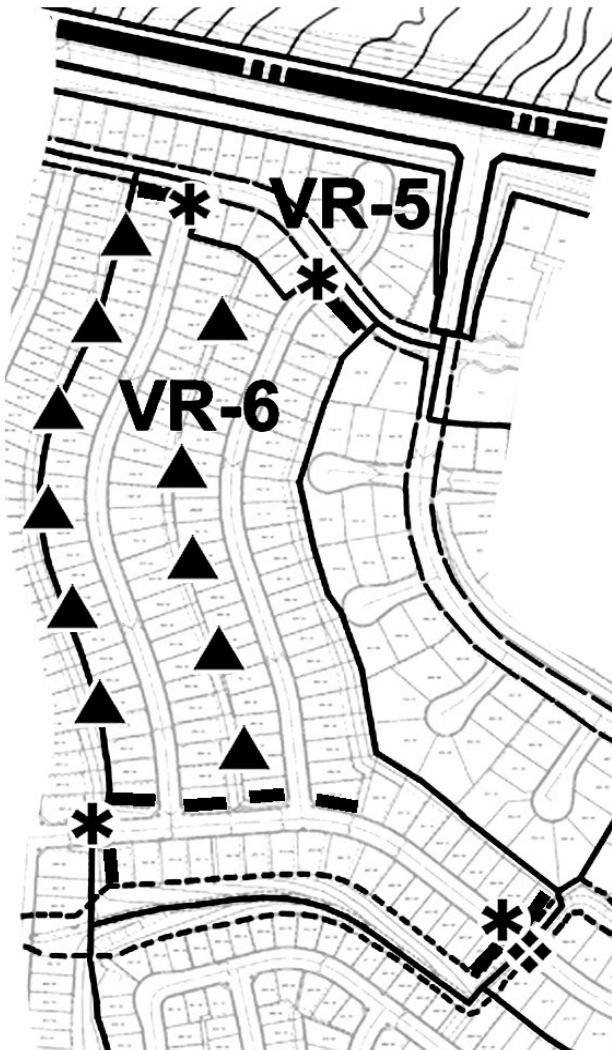






**EASTLAKE VISTAS****Parcel VR-6  
Design Issues Summary**

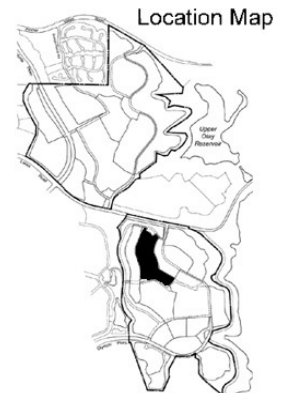
**Description:** This parcel is located in the central portion of the neighborhood and has no “exterior” edges. As an interior parcel, the community design issues are minimized. Views to the west over adjacent development to Salt Creek are available. The neighborhood Paseo is located along the southern edge of the parcel, down-slope from several rear yards. Two access ways are shown affecting side yards of the lots to either side. The primary design issues associated with the Paseo are landscaping consistent with community design standards for the EastLake Thematic Corridor and to screen private yard areas from public trail view.

<b>Land Use District:</b>	RS2
<b>Product:</b>	5,000 sf Lot Single Family Residential
<b>Views:</b>	Some views to Greenbelt
<b>Entry:</b>	None
<b>Fencing:</b>	Some off-site views
<b>Edges:</b>	Paseo edge
<b>Landscaping:</b>	Slopes adjoining Paseo (Thematic Corridor)
<b>Special Requirements:</b>	Potential silhouetted ridgeline housing condition; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

## Parcel VR-6



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7400  
4-20-01

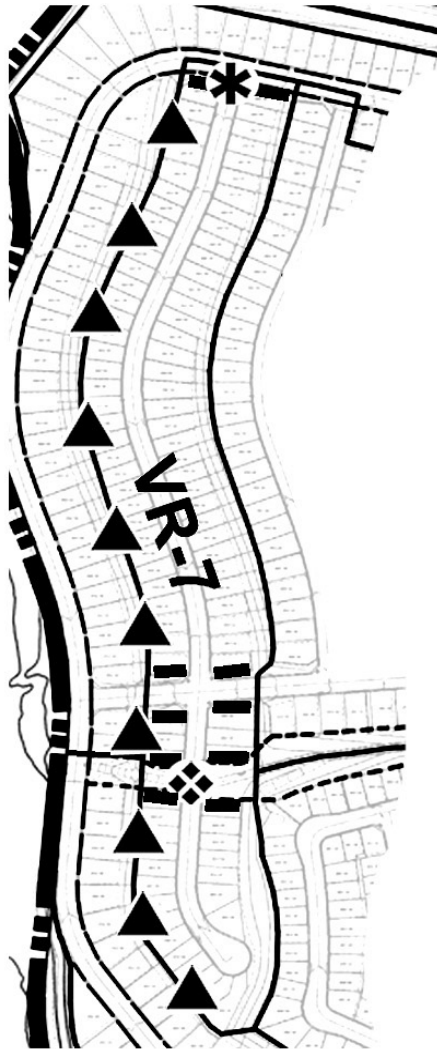
**Exhibit 4.13**

**EASTLAKE VISTAS****Parcel VR-7  
Design Issues Summary**

**Description:** This parcel is comprised of a single double loaded street located between parcels VR-5 and VR-6. It is one of two small lot single family projects in EastLake Vistas. Similar to parcel VR-6, design issues are essentially limited to interfaces with the neighborhood Paseo which bisects the parcel. Views to the west over adjacent development to Salt Creek are available. The neighborhood Paseo bisects the parcel near its southern end. Because there is less of a grade separation at this location design compatibility and landscaping to screen adjacent private areas is important. The other primary design issue associated with the Paseo is landscaping consistent with community design standards for the EastLake Thematic Corridor.

<b>Land Use District:</b>	RP1
<b>Product:</b>	4,200 sq. ft. Single Family Residential
<b>Views:</b>	Some views to Greenbelt
<b>Entry:</b>	None
<b>Fencing:</b>	Some off-site views; Paseo edges
<b>Edges:</b>	Paseo edge
<b>Landscaping:</b>	Areas adjoining Paseo (Thematic Corridor)
<b>Special Requirements:</b>	Enhanced side elevations on corner lots
<b>Design Review:</b>	Required

## Parcel VR-7



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cintil Land Planning  
San Diego, CA (619) 223-7406  
4-20-01

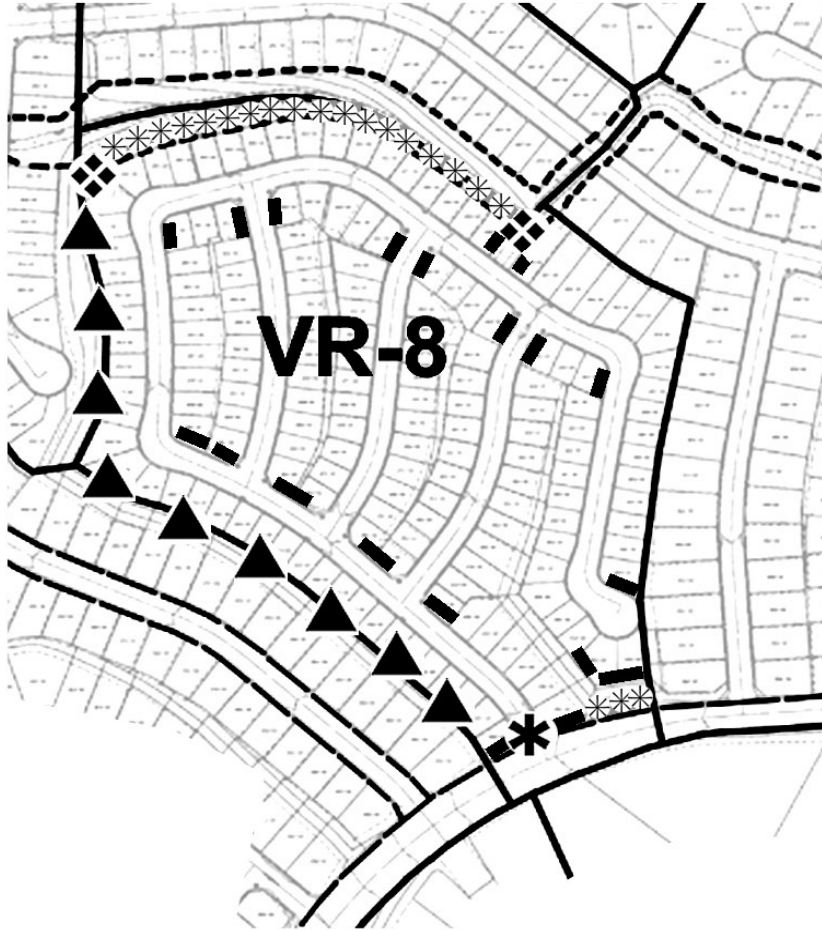
**Exhibit 4.14**







**EASTLAKE VISTAS****Parcel VR-8  
Design Issues Summary**

**Description:** Parcel VR-8 is the other small lot single family project area in EastLake Vistas. Large slopes (greater than 20 feet) are located along the north, west and south edges of the parcel and in some areas within the parcel. Lots at the top of these slopes will have views over adjacent development to the Salt Creek Greenbelt. The neighborhood Paseo is located along the northern edge of the parcel and two access ways are shown on the lotting concept. The Paseo and its entries are generally down-slope from adjacent home sites providing separation between private and public areas.

<b>Land Use District:</b>	RP2
<b>Product:</b>	3,150 sq. ft. Single Family Residential
<b>Views:</b>	Views to the Greenbelt
<b>Entry:</b>	None
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along Paseo
<b>Edges:</b>	Paseo edge
<b>Landscaping:</b>	Slopes adjoining Paseo (Thematic Corridor)
<b>Special Requirements:</b>	Potential silhouetted ridgeline housing condition; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

## Parcel VR-8



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 225-7408  
4-20-01

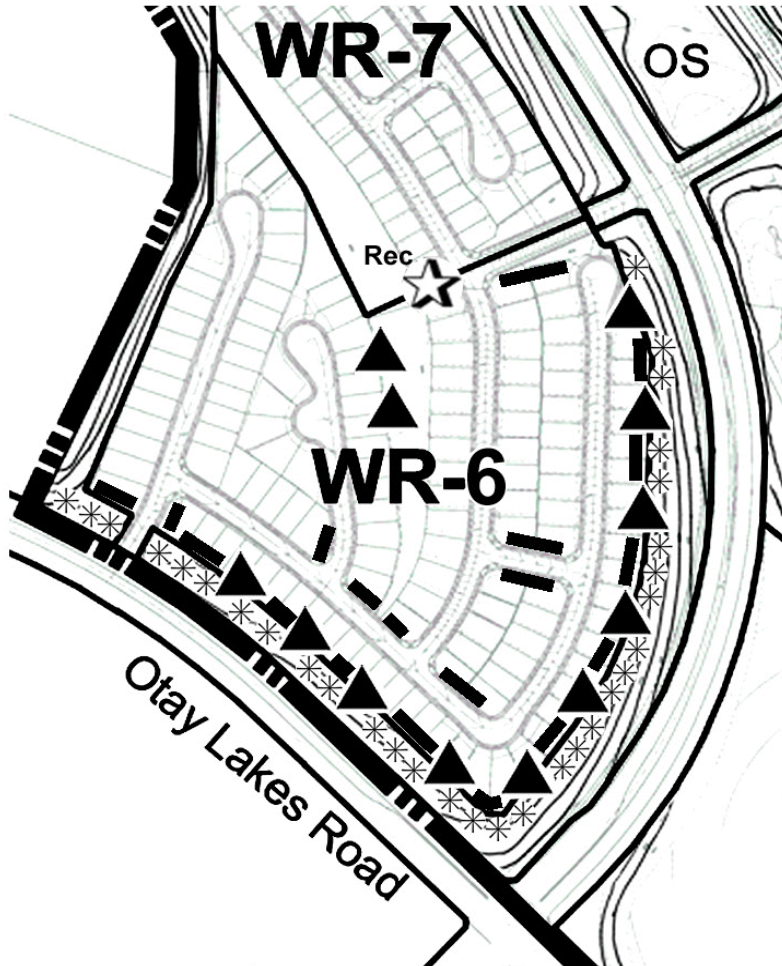
**Exhibit 4.15**







**EASTLAKE WOODS WEST****Parcel WR-6  
Design Issues Summary**

**Description:** This parcel is the second of two small single family development areas in EastLake Woods West, that portion of the neighborhood located west of Salt Creek and Hunte Parkway. It shares a common entry from Hunte Parkway with parcel WR-7 to the north. It is located above Hunte Parkway and below EastLake Business Center II to the west. Lots at the top of large slopes along the eastern edge will have views into the Salt Creek Greenbelt. Building detailing, landscaping and fencing consistent with community standards along the Hunte Parkway and Otay Lakes Road scenic corridor is the major community design requirement for the parcel.

<b>Land Use District:</b>	RP2
<b>Product:</b>	4,500 sq. ft. Single Family Residential
<b>Views:</b>	Views to Greenbelt and from scenic corridors
<b>Entry:</b>	Neighborhood/project entries at Hunte Parkway
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along Hunte Parkway and Otay Lakes Road
<b>Edges:</b>	Scenic corridors
<b>Landscaping:</b>	Slopes adjoining arterial road edge (consistent with Hunte Parkway design)
<b>Special Requirements:</b>	Enhanced rear and side elevations visible from scenic corridors; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

## Parcel WR-6



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 233-7400  
4-20-01

**Exhibit 4.16**

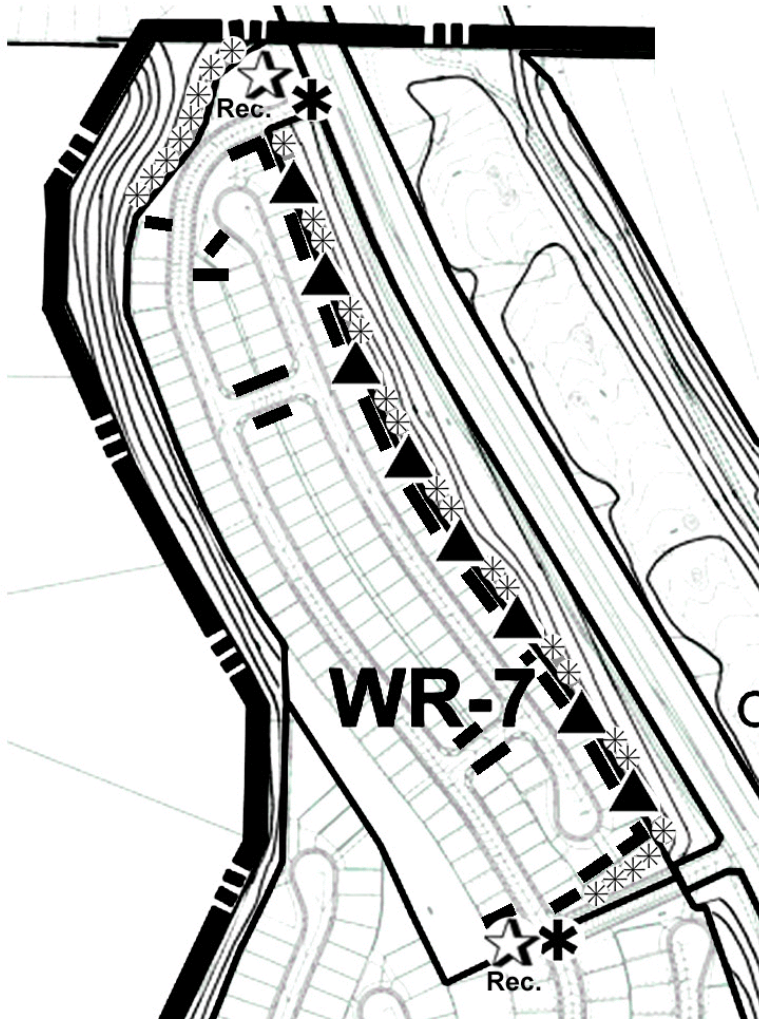







**EASTLAKE WOODS WEST****Parcel WR-7  
Design Issues Summary**

**Description:** This parcel is one of two small single family development areas in EastLake Woods West, that portion of the neighborhood located west of Salt Creek and Hunte Parkway. It shares a common entry from Hunte Parkway with parcel WR-6 to the south and has a second Hunte Parkway entry to the north. It is located above Hunte Parkway and below EastLake Business Center II to the west. Lots at the top of large slopes along the eastern edge and internally will have views into the Salt Creek Greenbelt. Building detailing, landscaping and fencing consistent with community standards along the Hunte Parkway scenic corridor are the major community design requirements for the parcel.

<b>Land Use District:</b>	RP1
<b>Product:</b>	3,150 sq. ft. Single Family Residential
<b>Views:</b>	Views to Greenbelt and from scenic corridor
<b>Entry:</b>	Neighborhood/project entries at Hunte Parkway
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along Hunte Parkway
<b>Edges:</b>	Scenic corridor
<b>Landscaping:</b>	Slopes adjoining arterial road edges (consistent with Hunte Parkway design)
<b>Special Requirements:</b>	Enhanced rear elevations visible from Hunte Parkway; enhanced side elevations on corner lots
<b>Design Review:</b>	Required

## Parcel WR-7



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge

**EASTLAKE III SPA**  
A planned community by The EastLake Company



Cinti Land Planning  
San Diego, CA (619) 223-7400  
4-20-01

### Exhibit 4.17

## **II.4.5 Residential Design Guidelines: Single Family - EastLake Woods East**

This chapter builds on the design guidance provided in the previous chapter and addresses unique design features which are to be implemented in the EastLake Woods East development area. These features are intended to establish a unique visual neighborhood identity for this area.

### **II.4.5.1 Site Planning**

Tract subdivision construction (non-custom home) in single-family detached areas should be based upon the following criteria:

- A minimum of three housing plans should be provided each with a minimum of three facade treatments which vary entry, window type and treatment exterior materials and color.
- Roof style, material and height should be varied.
- Single-family detached residential lots and setbacks should encourage variety in the design, orientation and placement of homes, wherever practical.
- Front yard building setbacks should be varied to avoid a monotonous pattern of houses.
- Side yard setbacks should be varied to create greater solar access, provide more useful private open space in side yards, and avoid monotonous pattern of houses.
- The appropriateness of lots backing to other than major arterials will be reviewed with individual tract maps or site plans. When deemed appropriate, lots backing up to collector streets should be set back from the street right-of-way to permit adequate landscaped buffers along the street frontage.

See also Section II.4.5.2.4, Plotting and Massing Criteria.

#### **II.4.5.1.1 Building Placement**

Building placement on a lot is to a large extent controlled by the setbacks established for each of the residential land use districts within EastLake III. These standards are found in Chapter II.3.3 of the EastLake III PC District Regulations and are provided in the tables below. It should be stressed that the standards are based on prototypical lotting concepts and are not intended to constrain more creative solutions to spatial relationships (*e.g.*, non-perpendicular lot lines, open space easements, *etc.*) that may be approved at the Tentative Map stage.

## **II.4.5.2 Architectural Design Issues**

### **II.4.5.2.1 General Considerations**

#### **Purpose**

The purpose of these architectural guidelines is to provide specific design criteria and guidance for the development of the residential neighborhoods at The Woods at EastLake. They have been established to require a high level of product quality, to assure both variety and compatibility and to enhance the community's overall value.

This document proposes adherence to a selected palette of architectural styles in keeping with the community and architectural content.

The goal is to promote both visual compatibility and variety utilizing historically authentic styles combined with modern technology and architectural innovation.

#### **Design Character**

The Woods at EastLake represents an opportunity to develop a unique community combining the best aspects of master-planned development with the best building types and styles of long established neighborhoods.

One key to the success of a community is the appropriate architectural vocabulary and theme. The palette of architectural styles selected for The Woods has evolved in Southern California since the turn of the century with historical examples well represented in the San Diego area.

The Woods styles' inherent attractiveness, informality, and sense of elegance have enabled them to remain popular over a long period of time. Specifically, the styles:

- are visually compatible with each other;
- possess general market appeal and community acceptance;
- can be successfully expressed in a modern built home;
- are capable of contemporary interpretation and variation; and,
- have an historic background and precedence in the San Diego area.

#### **Design Intent**

The principal design criteria and architectural styles are intended to assist in the design, processing, and implementation of a high level of design direction and quality.

The following items are required for concept designs:

- Selection and use of details, materials and colors that compliment the designed floor plans; and,
- Interpretation of styles within the constraints of site planning, landscape design and architecture.

The following items are to be avoided in concept design:

- Harsh contrasts of materials and/or colors
- Inappropriate use of scale
- Poor selection and execution of details
- Extreme interpretations of the characteristics for each style's authenticity
- Combining individual styles on one home

### **Authenticity**

The design criteria are intended to avoid “stage-front” architecture. The application of detail and character of the architectural styles should be as authentic as possible.

For inspiration and concepts, The Woods has looked to the region's own architectural past. The “Early San Diego” heritage is one that encompasses a lineage of architectural styles fluent from the 1900's through the 1940's. San Diego's most attractive established neighborhoods are composed of these heritage homes. They consist of different, yet compatible styles which can be effectively integrated into a modern built home.

Each style represents a sense of place in history and significant architectural statement. In order to maintain the character and significance of these styles, care should be taken to refrain from architectural gimmicks that sacrifice the integrity of their architectural heritage.

The styles selected for The Woods are:

- |                     |                                |
|---------------------|--------------------------------|
| • American Colonial | • Spanish Revival              |
| • Cape Cod          | • Southwest Adobe Contemporary |
| • Craftsman         | • Spanish Eclectic             |
| • Monterey          | • Mission Italianate           |
| • European Cottage  | • Gill-Inspired                |
| • European Estate   | • Contemporary                 |
| • Italianate        | • Other Architectural Style*   |

\* Subject to approval by Design Review, of the architectural style, authenticity, and compatibility with surrounding architectural styles. Submittal of plans for an architectural style not listed above should be accompanied by a statement of the project's design characteristics and requirements.

#### **II.4.5.2.2 Principal Design Criteria**

##### **A. Architectural Design Considerations**

###### ***Intent***

Building mass will be designed to create a positive relationship with the specific plotting, and to appropriately reflect the architectural style. Exterior mass and form must be manipulated as necessary to improve the street scene by controlling the impact of the homes as they relate to the street, parkway, setbacks, adjacent lots, and corner plotting conditions.

###### ***Criteria***

- 1) Elevations shall be designed for continuity of massing, materials, colors and details on all elevations.
- 2) Front elevations shall be designed to emphasize entries, porches, or other resident use areas, and to de-emphasize garages.
- 3) Corner plotted units shall provide a significant single story element adjacent to the exterior side yard that wraps from the front yard to the exposed corner lot (see single story elements, below). These massing elements should be considered in the process of plan and elevation design as they must be appropriate to the selected architectural styles.
- 4) Houses will be designed to create interesting street scenes. Setbacks will be varied on any given street to provide variety in the appearance of the street scene. Plans and elevations shall be mixed to avoid repetition of identical facades and roof lines across from or adjacent to one another.

##### **B. Single Story Elements**

###### ***Intent***

Large areas of two-story wall surfaces will be reduced through the use of significant single story elements such as covered entries, porches, offsets, overhangs, recesses or other elements to provide visual relief on any given elevation.

###### ***Criteria***

- 1) Where appropriate to style, use reduced height living areas to introduce the necessary transition elements for proper scale, undulation and variation in the front elevation.
- 2) Vary the heights and profiles of single story elements through diversity in scale and detail.

- 3) Fifty percent of all homes in each neighborhood must have a significant single story element unless inappropriate to style (as described in Architectural Styles section of this document).
- 4) The roof over the entry should be a distinct expression. Where consistent with the architectural style used, it should be on a different plane from the primary roof structure.

### **C. Recessed Front Second Story**

#### ***Intent***

Unless it is inappropriate to the architectural style, the second story mass is encouraged to be recessed to improve the street scene.

#### ***Criteria***

- 1) Although it is not the desired dominant form to be built at The Woods, the two-story box-like form is permitted when appropriate to the architectural style. Styles that dictate such a box-like form include Italianate, Monterey, Contemporary, and American Colonial.
- 2) Where appropriate to style, the second story must be set back in relation to the porch, living and/or garage face below by a minimum of two feet.
- 3) If the form of a building is viewed as a series of interlocking masses rather than a box, a more desirable aesthetic solution will occur.

### **D. Rear Articulation**

#### ***Intent***

Rear elevations are viewed in three ways; each of the conditions will be designed and detailed accordingly.

- 1) First, as seen from the adjacent unit and rear yard where issues of second story privacy and scale shall be addressed.
- 2) Second, as quasi-public areas with visible details as seen from adjacent arterial roadways.
- 3) Third, as distant silhouettes viewed from adjacent neighborhoods and public areas.

***Criteria***

- 1) Homes backing onto collector streets are viewed from close range where details such as materials, color, window surrounds, and minor changes in wall planes and ridgelines are clearly evident.
- 2) Because of first story screening by perimeter fencing and walls around homes, the second floor and roof framing shall have enhanced details and variations of ridgelines respectively.
- 3) Rows of homes seen from a distance or long rows along arterial roadways are generally perceived by their contrast against the background or skyline. Here the dominant impact is the overall shape of the building and roof lines instead of the surface articulation or materials. The following criteria apply:
  - Maximize the rear yard setback from the top of slope.
  - Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat planes.
  - Ridgelines and framing of homes shall be varied with particular attention given to avoiding repeating elements such as continuous gable-ends, similar building silhouettes and ridge heights.

**E. Secondary Units**

(Applicable only to designated lot sizes as provided in the P.C. Regulations)

***Intent***

To provide a variety of compatible housing choices integrated into the fabric of the neighborhood.

***Criteria***

Second units will be located on specific designated lots as mutually agreed to by the master developer and builder. Other non-designated builders who are interested in developing lots with secondary units may propose to do so upon approval by the master developer.

- 1) The secondary unit concept is allowed in neighborhoods as provided in the P.C. Regulations. Use of second units in these areas and any others is subject to approval and design review by the master developer as part of land sales agreements.
- 2) These units may not exceed the square footage allowed under SPA standards with their entry clearly identified as a secondary entry.



- 3) These units shall be integrated into the architectural design either above the garage or attached to the main house.
- 4) One parking bay (carport) or garage shall be provided for this unit - preferably integrated into the main garage.

## **F. Porches**

### ***Intent***

Porches provide opportunities for varied massing and street scene articulation.

### ***Criteria***

- 1) Porches will have a minimum depth of five feet' and typically occupy at least 50% of the primary facade (excluding garages).
- 2) Porch styles, including fenestration, stoop, roof form, supports, overhangs and related columns will be consistent with the architectural style of the home.
- 3) For homes without porches, a clearly articulated entry shall be provided.

## **G. Roof Forms**

### ***Intent***

Roof forms are the dominant visual element in the street scene of a residential neighborhood and provide consistency in character and appropriate scale to the residence.

### ***Criteria***

- 1) All homes will have pitched roofs consistent with the architectural style used.
- 2) Provide roof framing that creates a variety of roof forms and heights along the street scene.
- 3) Within each neighborhood, each plan shall have a different major roof form (*i.e.*, front-to-back, side-to-side, hip, *etc.*).
- 4) Rear elevation roof forms must vary for each plan to avoid repetitious elements such as continuous gable ends, similar building silhouettes and ridge heights.

## **H. Corner Lots**

### ***Intent***

Architectural treatment and trim is to be provided on all elevations, achieving 360° articulation.

### ***Criteria***

- 1) If the front of a house has siding, then as a minimum, siding must be provided as an accent on the remaining sides of the house. It is the intent that side and rear elevations also reflect the elements and details of the architectural style.
- 2) Continue the details and character elements of the front elevation to the side elevation that is corner lot plotted.
- 3) Provide design treatments and enhancements of trim and details at side and rear elevations when exposed to close public view (i.e. collector roads, and pedestrian paths).
- 4) Publicly visible side or rear elevations on collector streets shall reflect the same level of detail and articulation as the front elevation.

## **I. Corner Lots**

### ***Intent***

On corner lots, provide plans that wrap the street scene with enhanced architecture and that reposition the garage location and access from the typical interior lot condition.

### ***Criteria***

- 1) Corner lot plans will ideally be different and at a minimum be modified from the interior lot plan by incorporating wrapping architectural elements.
- 2) Encourage garages on corner lots to be made accessible from the side or rear as an option to the front.

(See Plotting and Massing Criteria section for typical plotting examples.)

### **II.4.5.2.3 Garage Treatments**

#### ***Intent***

The home and the yard rather than the garage shall be the primary emphasis of the elevation as seen from the street. Each project will incorporate garage design techniques listed below to reduce the emphasis on the garage, and enhance the architecture of the street scene.

#### ***Criteria***

- 1) At least two different garage configurations shall be incorporated for a three- plan project. Front facing garages that are forward of the primary front façade are limited to one plan per neighborhood.
- 2) At least three different garage configurations shall be incorporated for a four- plan project. Front facing garages that are forward of the primary front façade are limited to one plan per neighborhood.
- 3) Minimize the impact of garages facing the street by incorporating elements that add articulation and shadow and using different garage door patterns.
- 4) All garage doors shall be recessed a minimum of 12-inches or have garage door popout surrounds a minimum of 12-inches.

#### **A. Variable Garage Setbacks**

- 1) A varied setback is necessary along the street frontage.
- 2) Refrain from strict compliance to the minimum garage setback so as not to contribute to a repetitious and monotonous appearance along the street.
- 3) Where garages are adjacent to one another at common property lines, a two-foot minimum difference in setbacks shall occur.
- 4) Typically, plans are to be reversed and plotted so that garages and entries are adjacent to each other to create an undulating sense of setback. Occasionally, this pattern should be broken so that it will not become overly repetitious or reflected by the massing directly across the street.

## **B. Garage Layouts**

A variety of garage layouts is encouraged to emphasize pedestrian friendly neighborhoods and architecture forward. The following garage layouts describe a number of solutions with which to achieve that emphasis.

### ***3-Car Garage – Front Facing***

Although this garage layout is permitted, the intent in The Woods neighborhoods is to de-emphasize the visual impact of the garage. Thus, when the three car front facing garage layout is utilized, the following mitigation techniques must be included:

- At least one of the garage doors must be offset from the others.
- Provide a minimum offset of two feet between double and single garage elements.

### ***Shallow Recessed Garages***

Setting the garage back a minimum of five feet from the front of the house strives to reduce the overall visual mass of the garage. This garage type may be most common throughout the community but only in combination with the above required garage treatments.

### ***Mid-Lot or Deep Recessed Garages***

Setting the garage back to the middle or rear of the lot strives to expose more architecture toward the street, and enhances the innovation and design of the plan.

### ***Swing-in Garage***

The use of swing-in garages varies the architectural massing and helps to break the continuous view of garage doors along the street. This garage design allows for a formal motorcourt entrance which differentiates this type of home from those on narrower lots. The reduction in the required garage setback helps to achieve greater variation in the street scene and the opportunity to enhance the front facing garage elevation, giving the appearance of a living area.

### ***Tandem Garage***

This garage layout de-emphasizes the third garage by concealing it behind a standard two car garage condition. The tandem space is located such that it may option into living space while maintaining only a view of the original two car garage to the street. The two car garage is typically either shallow or deeply recessed into the lot so as to be incorporated into the architecture of the home.

***Split Garage***

This treatment de-emphasizes the garage by reducing the length of the continuous door. Typically, a one car garage and a two car garage are split to provide a variation in the appearance, articulation, and flexibility of the home. The single car garage element in this split condition may option into living space that further enhances the street scene by replacing the garage door with an enhanced window treatment.

***Corner Lot Garage***

This garage treatment shall be derived out of a plan layout that converts from an interior lot plan to a corner lot plan. This plan is typically not changed in its overall layout; only the garage is repositioned. This allows for substantial street scene variation while the front entry is accessed on one street and the garage is exposed on the side street.

**II.4.5.2.4      Plotting and Massing Criteria*****Intent***

This section includes plotting and massing concepts for specific lot sizes. The following criteria summarizes the neighborhood standards that are vital for The Woods community to ensure a high quality living environment.

***Criteria***

- 1) Minimize the visual impact of the garage
- 2) Give attention to composition of building mass
- 3) Step back second stories where appropriate to style
- 4) Incorporate single story elements into two story buildings
- 5) Vary setbacks at porches, living, and garage areas
- 6) Open visibility across corner lots through selective plan form and reduced building heights
- 7) Provide innovative plans and avoiding repetitious designs and footprints
- 8) Provide the appropriate architectural mix of primary vs. secondary styles, according to those selected for each neighborhood (see following criteria for each parcel style palette).

**Plotting and Massing Criteria**  
**Parcel WR-5**  
**7,000+ S.F. Lots**

**Architectural Styles** - \* Primary Styles 60% of mix required.

Cape Cod \*

Craftsman \*

Monterey \*

European Cottage

Spanish Eclectic

Mission Revival

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations

Optimizes architecture on the street frontage

Use of curb separated sidewalk provides a tree lined traditional foreground for homes

**Product Characteristics**

Undulated bldg. massing & setback variations

Corner lot plotable homes with garage on opposite street from entry

Front door identity toward street

Significant private usable rear yards

Varied roof pitches and direction

Stepped massing where appropriate to style

**Massing**

Single story elements

Yes - 50% of plans (where style appropriate)

Rear articulation

Varied with one 3 feet minimum offset on 60% of plans (where appropriate to style) - must be provided at first and second stories.

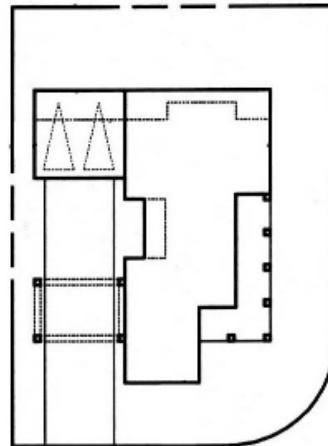
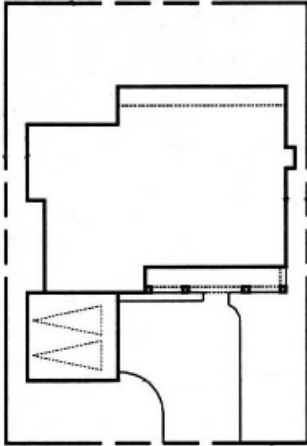
Side and Rear trim

Std.

Wrapping Articulation

Std.

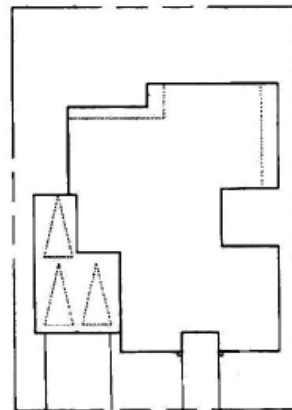
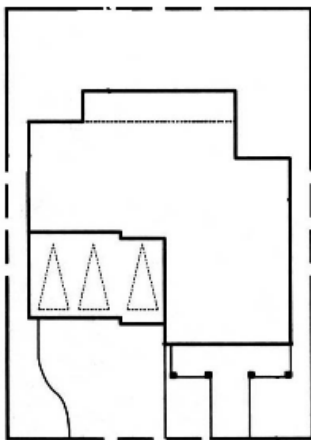
**Plotting and Massing Criteria  
Parcel WR-5  
7,000+ S.F. Lots**



**Exhibit 5.1a**

Stepped one and two-story massing  
Swing-in garage at front

Stepped one and two-story massing  
Front facing, deep-recessed garage with porte  
cochere  
Architecture wraps corners



**Exhibit 5.1b**

Stepped one and two-story massing  
Front facing, shallow-recessed garage

Stepped one and two-story massing  
Front facing, shallow-recessed tandem garage

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

**Plotting and Massing Criteria**  
**Parcel WR-4**  
**8,000+ S.F. Lots**

**Architectural Styles** - Selection open for style mix.

Cape Cod  
Craftsman  
Monterey  
European Cottage  
Spanish Eclectic  
Mission Italianate

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations  
Optimizes architecture on the street frontage  
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

**Product Characteristics**

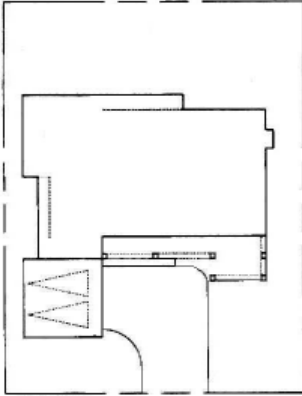
Undulated bldg. massing & setback variations  
Corner lot plottable homes with garage on opposite street from entry  
Front door identity toward street  
Significant private usable rear yards  
Varied roof pitches and direction  
Stepped massing where appropriate to style

**Massing**

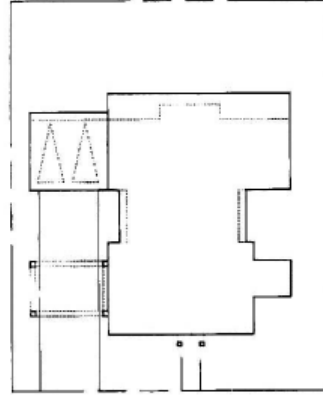
Single story elements  
    Yes 50% of plans (where style appropriate)  
Rear Articulation  
    Varied with one 3-foot minimum offset on 60% of plans (where appropriate to style) - must be provided at first and second stories.  
Side and Rear trim  
    Std.  
Wrapping Articulation  
    Std.



**Plotting and Massing Criteria  
Parcel WR-4  
8,000+ S.F. Lot**

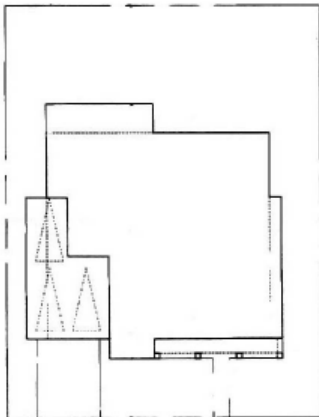


Stepped one and two-story massing  
Swing-in garage at front

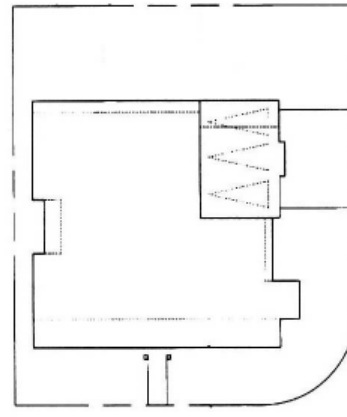


**Exhibit 5.2a**

Stepped one and two-story massing  
Front facing, deep recessed porte cochere



Stepped one and two-story massing  
Front facing, shallow-recessed garage



**Exhibit 5.2b**

Stepped one and two-story massing  
Front facing, shallow recessed garage at side  
street  
Architecture wraps corner

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

**Plotting and Massing Criteria**  
**Parcel WR-3**  
**10,000+ S.F. Lots**

**Architectural Styles** - \* Primary Styles 60% of mix required

American Colonial  
Cape Cod  
Craftsman  
Monterey \*  
European Cottage  
Italianate  
Spanish Revival\*  
Spanish Eclectic \*  
Mission Italianate  
Gill Inspired

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations  
Optimizes architecture on the street frontage  
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

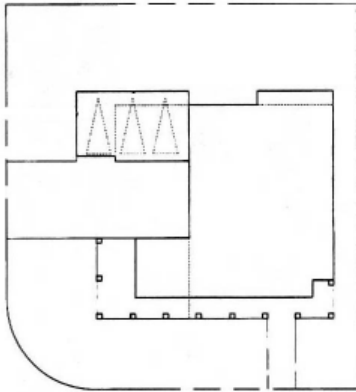
**Product Characteristics**

Undulated bldg. massing & setback variations  
Corner lot plottable homes with garage on opposite street from entry  
Front door identity toward street  
Significant private usable rear yards  
Varied roof pitches and direction  
Stepped massing where appropriate to style

**Massing**

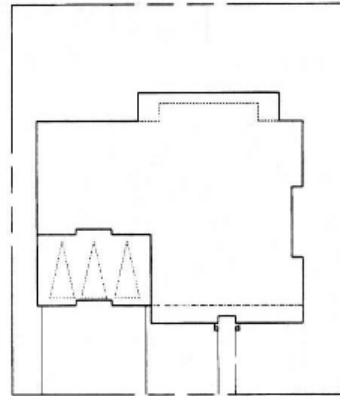
Single story elements  
    Yes 50% of plans (where style appropriate)  
Rear articulation  
    Varied with one 3-foot minimum offset on 60% of plans. (where appropriate to style) – must be provided at first and second stories.  
Side and Rear trim  
    Std.  
Wrapping Articulation  
    Std.

**Plotting and Massing Criteria  
Parcel WR-3  
10,000+ S.F. Lots**

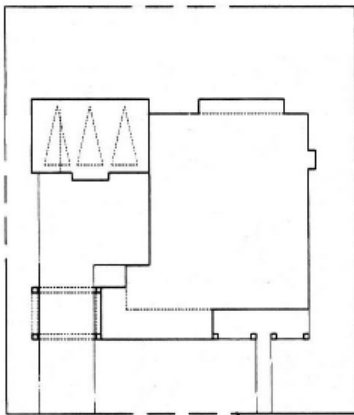


**Exhibit 5.3a**

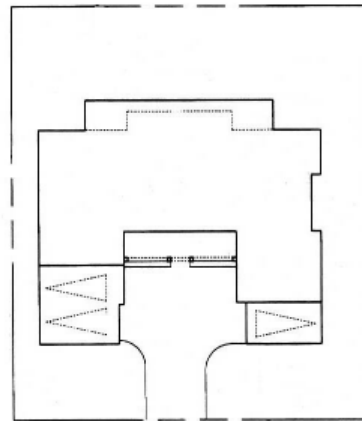
Stepped one and two-story massing  
Swing-in garage at side street  
Architecture wraps corner



Stepped one and two-story massing  
Front facing, shallow-recessed garage



Stepped one and two-story massing  
Front facing, deep-recessed garage  
Porte cochere



**Exhibit 5.3b**

Stepped one and two-story massing  
Split swing-in garage in front

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

**Plotting and Massing Criteria**  
**Parcel WR-2**  
**13,500+ S.F. Lots**

**Architectural Styles** - \* Primary Styles 60% of mix required

American Colonial  
European Estate \*  
Italianate \*  
Spanish Revival \*  
Spanish Eclectic  
Mission Italianate  
Gill Inspired

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations  
Optimizes architecture on the street frontage  
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

**Product Characteristics**

Undulated bldg. massing & setback variations  
Corner lot plottable homes with garage on opposite street from entry  
Front door identity toward street  
Significant private usable rear yards  
Varied roof pitches and direction  
Stepped massing

**Massing**

Single story elements

Yes 50% of plans (where style appropriate)

Rear articulation

Varied with one 3-foot minimum offset on 60% of plans (where appropriate to style) – must be provided at first and second stories.

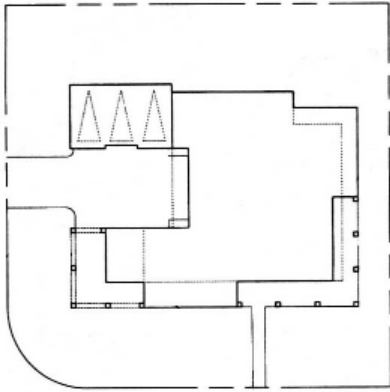
Side and Rear trim

Std.

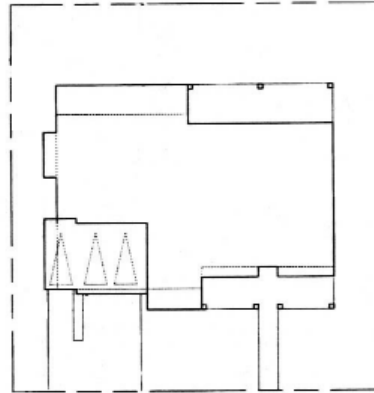
Wrapping Articulation

Std.

**Plotting and Massing Criteria  
Parcel WR-2  
13,500+ S.F. Lots**

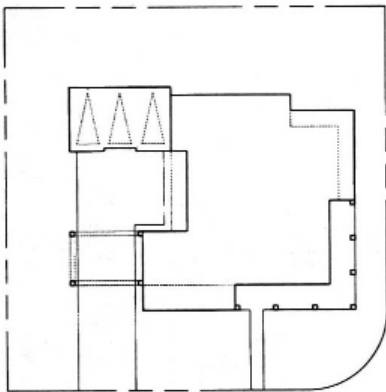


Stepped one and two-story massing  
Swing-in garage from side street  
Architecture wraps corner

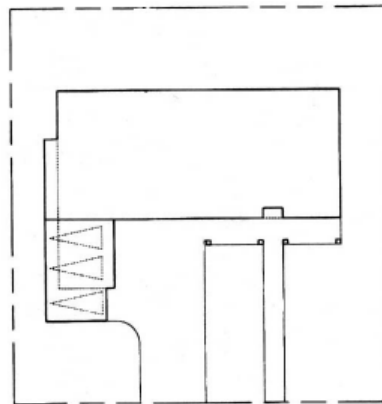


**Exhibit 5.4a**

Stepped one and two-story massing  
Front facing, shallow-recessed garage



Stepped one and two-story massing  
Front facing, deep-recessed garage  
Architecture wraps corner  
Porte cochere



**Exhibit 5.4b**

Full two-story massing  
Swing-in garage at front

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

**Plotting and Massing Criteria**  
**Parcel WR-1**  
**22,000+ S.F. Lots**

**Architectural Styles** - Selection open for style mix

American Colonial  
Cape Cod  
Craftsman  
Monterey  
European Cottage  
European Estate  
Italianate  
Spanish Revival  
Adobe Contemporary  
Spanish Eclectic  
Mission Italianate  
Gill Inspired  
Contemporary

**Lot Specific Characteristics**

Allows garages to be down played with varying garage locations  
Optimizes architecture on the street frontage  
Use of curb separated sidewalk provides a tree lined traditional foreground for homes

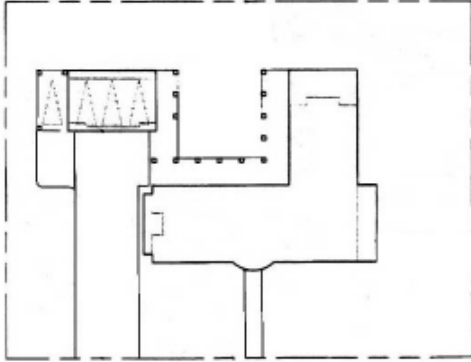
**Product Characteristics**

Undulated bldg. massing & setback variations  
Corner lot plottable homes with garage on opposite street from entry  
Front door identity toward street  
Significant private usable rear yards  
Varied roof pitches and direction  
Stepped massing

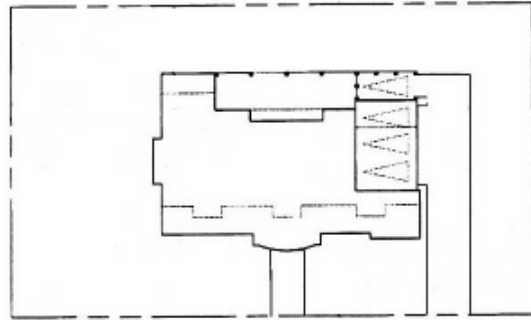
**Massing**

Single story elements  
    Yes 50% of plans (where style appropriate)  
Rear articulation  
    Varied with one 3-foot minimum offset on 60% of plans (where appropriate to style) – must be provided at first and second stories.  
Side and Rear trim  
    Std.  
Wrapping Articulation  
    Std.

**Plotting and Massing Criteria  
Parcel WR-1  
22,000+ S.F. Lots**

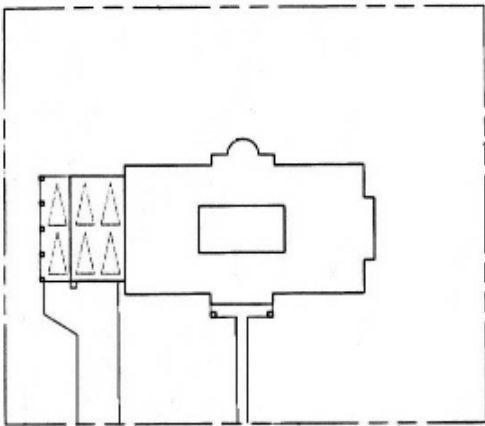


Stepped one and two-story massing  
Front facing, deep-recessed garage

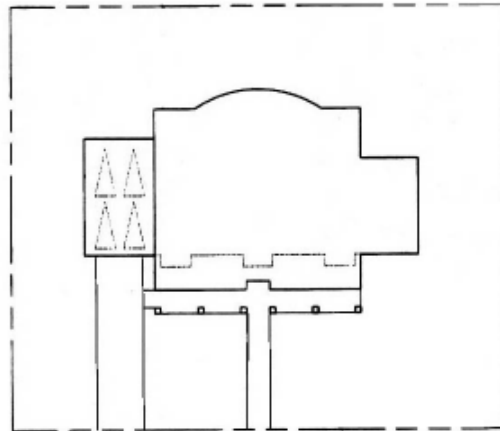


**Exhibit 5.5a**

Stepped one and two-story massing  
Swing-in garage at rear



Full two-story massing  
Front facing, tandem garage



**Exhibit 5.5b**

Stepped one and two-story massing  
Front facing mid-recessed, tandem garage

- Notes:
1. These layouts are suggested alternatives only and are not intended to be the mandated plotting layouts.
  2. Rear setbacks can be reduced for layouts utilizing a rear garage or courtyard. Refer to PC Regulations.

### **II.4.5.3.5 Architectural Styles**

#### ***General***

The arts and crafts vernacular of architecture, in combination with the diversity and heritage of styles will characterize the background and setting of The Woods. The choice of an acceptable style is meant to fulfill an authentic sense of place for the community. Therefore, it is important that the application of these styles be as authentic as possible to their historical character and avoid “stage-front” architecture.

Much like attractive, established urban neighborhoods, the variety of architecture will add to the character and provide a higher degree of value for the community. These neighborhoods were built over time with architecture that is as appropriate today as it was yesterday. The Woods will not be designed with trends that merely respond to whims of the current marketplace, but with styles that have established themselves as classics over the years.

The palette of styles permitted for The Woods at EastLake are:

#### **American Styles:**

- American Colonial
- Cape Cod
- Craftsman
- Monterey
- Contemporary

#### **European Styles:**

- European Cottage
- European Estate
- Italianate
- Spanish Revival

#### **San Diego Spanish Styles:**

- Southwest Adobe Contemporary
- Spanish Eclectic
- Mission Italianate
- Gill-Inspired

#### ***Intent***

The architectural design characteristics, requirements, and details will provide a background for guidance and inspiration in creating appropriate images for the character and scale of each style. These styles are identified within a special time in history and the unique combination of scale, character and detail associated with each shall be maintained.

This goal will be achieved by having the community facilities, neighborhood centers, and residences embody authentically significant architectural massing, elements and details. This



community architectural character will be continued through village entry monumentation, neighborhood entries, community walls, signs, lighting and landscape. The use of walls as a character element will add a sense of consistency that is carried throughout The Woods.

### Architectural Style Selection

<b>ARCHITECTURAL STYLE MATRIX - The Woods at EastLake</b>					
<b>Architectural Styles</b>	<b>Parcel WR-1</b>	<b>Parcel WR-2</b>	<b>Parcel WR-3</b>	<b>Parcel WR-4</b>	<b>Parcel WR-5</b>
<b>American Styles</b>					
American Colonial	<b>X</b>	<b>X</b>	<b>X</b>		
Cape Cod	<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>
Craftsman	<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>
Monterey	<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>
Contemporary	<b>X</b>				
<b>European Styles</b>					
European Cottage	<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>
European Estate	<b>X</b>	<b>X</b>			
Italianate	<b>X</b>	<b>X</b>	<b>X</b>		
Spanish Revival (Balboa Park)	<b>X</b>	<b>X</b>	<b>X</b>		
<b>San Diego Spanish Styles</b>					
Southwest Adobe - Contemporary	<b>X</b>				
Spanish Eclectic	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
Mission Italianate	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
Gill-Inspired	<b>X</b>	<b>X</b>	<b>X</b>		

### *Criteria*

Architectural styles shall vary between and within neighborhoods according to the selected style palette for each neighborhood (see Architectural Style Matrix above).

Each builder shall provide a minimum of three plans per neighborhood (four preferred). Each plan shall have a minimum of 3 different style elevations, demonstrating substantial differences in appearance. For 3-plan packages, no more than 35% of the units within a phase, tract, or street segment shall have the same style. For 4-plan packages, no more than 30% of the units within a phase, tract, or street segment shall have the same style.

The following section provides a brief description of each style and the design requirements necessary to execute each one with the appropriate level of authenticity.



©2000 William Hezmalhalch Architects, Inc.

### **AMERICAN COLONIAL - PARCELS WR-1, WR-2, WR-3**

#### ***Historical Precedent***

This classic American style evolved from the first homes built in the New England colonies in the 17th century. Their beginnings were as small and unpretentious as the one story saltbox, favoring the cultures and traditions of the settlements.

As living functions became more defined and prosperity increased, so did the need for additional space. Second stories with overhangs, dormers and gabled roof forms became favored solutions, later evolving into classic elements of the traditional style.

With the event of Greek Revival styles in the 19th century, the front dormer window evolved into a standard, prominent roof or entry element, raising the level of sophistication of this style. Later, wings of smaller continuous gable forms were added to each side of the house, becoming a lasting characteristic of traditional form.

The details of this style further demonstrate the character of colonial revival influence. The use of brick veneer and/or wood siding with heavier trim above the doors and windows is typical.

### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding this style. They are identified as:

- One and two story roof elements
- Wrapped siding
- Traditional door and window surrounds
- Predominantly gabled roof forms
- Shutters or enhanced windows surrounds as a primary accent

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 5:12 to 8:12 standard. Front to back gables as primary form. Secondary elements may be front facing gable or sheds.

**Roof Material** - Flat concrete or composition tile.

**Overhangs** - 12-inch to 24-inch standard

**Siding** - Siding will be used as an accent on all elevations, along with brick veneer.

**Stucco Finish** - Stucco will be a sand finish and match the siding color.

**Chimneys** - Chimneys will be detailed with brick veneer base and siding above.

**Porches** - Typically expressed as a portico, or a small covered area including the entry.

**Balconies** - None

**Window Treatments** - Wood or stucco trim shall occur on all windows. Shutters, when used, will be used widely beyond the front elevation.

**Entry** - The entry will be covered by a front porch or portico.

**Doors** - Entry doors will have wood/stucco trim surround and articulated with sidelights and or transom lights.

**Garage Doors** - Garage doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The lines of the roof will have gentle pitches and simple gables.

**Character Details** - Classic columns at entry, louvered wood shutters, broken pediment detail over entry or at eaves.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

### **CAPE COD - PARCELS WR-3, WR-4, WR-5**

#### ***Historical Precedent***

Evolving out of the traditional style of New England Colonial homes, the Cape Cod style possesses a blend of architectural styles dating back to the early 1600's.

This "folk style" house blended the simple, traditional New England character with a sense of asymmetry and a variety of roof forms. The evolution and use of dormer types such as the shed, eyebrow, arched, inset, and wall dormer, contributed to the eclectic look and more fashionable coastline of Cape Cod.

While most homes were completely wrapped by siding, many of the earliest residences also had stone veneer bases surrounding the footprint. The use of colonial type columns at wrapping porches, along with traditionally trimmed windows and doors, added to the distinct personality of these over sized "cottages" by the sea and countryside.

#### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding this style. They are identified as:

- One and two story roof elements
- Wrapped siding – horizontal or shingle
- Articulated windows and doors with trim surrounds
- Colonial columns at porches
- Hip roof forms
- Wide variety of dormer types

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 to 10:12 standard with hip and gable or gambrel roof forms.

**Roof Material** - Shake-like, composition or flat concrete.

**Overhangs** - 12-inch standard

**Siding** - Wrapped siding or shingle will be used as an accent in coordination with stone or brick veneer bases.

**Stucco Finish** - The stucco will be a fine to medium sand finish, the color being in slight contrast with the siding.

**Chimneys** - This detailing will be stone or brick veneer low with siding on the upper half of the stack toward the cap.

**Porches** - The porch will be large in size and scale, always covering the entry and wrapping the house.

**Balconies** - None

**Window Treatments** - A variety of dormer windows will be used beyond the front elevation. Wood or stucco trim shall occur on all windows.

**Entry** - The entry will be covered by the front wrapping porch and articulated sidelights.

**Doors** - The door shall be simple with wood/stucco surrounds.

**Garage Doors** - Garage doors shall be roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Character Details** - Transom or side lights at front door, small round or oval accent windows on front façade, weathervanes, window boxes.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

### **CRAFTSMAN - PARCELS WR-3, WR-4, WR-5**

#### ***Historical Precedent***

The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. The style stressed the importance of insuring that all exterior and interior elements receive both tasteful and “artful” attention. The movement influenced numerous California architects such as Green and Green, and Bernard Maybeck.

The resulting Craftsman style responded with extensive built-in elements and by treating details such as windows or ceilings as if they were furniture. The overall affect was the creation of a natural, warm and livable home.

The style is further characterized by the rustic texture of the building materials, broad overhangs with exposed rafter tails at the eaves and trellises over the porches. In Southern California, the Craftsman style spun out of bungalows that were the production home of the time. This type of architecture can be found in the classic tree lined neighborhoods of Mission Hills and Hillcrest in San Diego. This unique predominant look promoted hand crafted quality; thus the name Craftsman.

#### ***Design Characteristics***

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Gently pitched roofs
- Projecting gable ends and exposed rafters
- Wood columns
- Porches with supporting stone or brick veneer bases
- Siding as an accent

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 standard. Back to front and front facing gable roofs, and secondary shed roofs.

**Roof Material** - Flat concrete tile.

**Overhangs** - 18-inches to 30-inches standard.

**Siding** - Siding shall be used as an accent on all elevation sides, and in gable ends.

**Stucco Finish** - Stucco will be a sand finish and match the siding color.

**Chimneys** - Chimneys will be detailed with siding above, and stone or brick veneer below.

**Porches** - Porches shall cover the front door area and/or the full width of the front elevation. However large, the porch will be raised like a front stoop.

**Balconies** - Balconies will project out over the building plane and be articulated with wood detailing.

**Window Treatments** - Wood/stucco trim surrounds shall be on all windows. Dormers commonly used. Shutters will seldom be used.

**Entry** - The entry and surrounding raised stoop will be covered and contained by the porch.

**Doors** - Entry doors will have side-lights with wood trim surround.

**Garage Doors** - The doors shall be roll-up type with a variety of panel breakups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The lines of the roof will be low and simple with wide projecting roofs.

**Character Details** - Applied siding in eaves, battered columns at porch/entry, balustraded porch

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

## **MONTEREY - PARCELS WR-3, WR-4, WR-5**

### ***Historical Precedent***

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses in California were of single story construction.

First built by Thomas Larkin in 1835, it introduced two story residential construction and shingle roofs to California. This Monterey style and its single story counterpart eventually had a major influence on the development of modern architecture in the 1930's.

The style was popularized by the use of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas and porches are integral to the Monterey character.

Several architects, notably Roland Coate, H. Roy Kelly and John Byers promoted the Monterey style through their collective designs. Their interpretations maintained the simple elegance of the early prototypes, but added many refinements and new details.

### ***Design Characteristics***

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Balconies, verandas and porches
- Contrasting materials between first and second floors
- Exposed rafter tails

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.



### ***Design Requirements***

**Roof Form** - 4:12 breaking to 3:12 standard over front and rear porches or verandas. Primary roof line is front to a back gable with an opposing gable.

**Roof Material** - Flat or 'S' concrete.

**Overhangs** - Overhangs shall have tight rakes and extended eaves with exposed rafters.

**Siding** - Siding will be the material that differentiates the first and second floors.

**Stucco Finish** - The stucco will have very little texturing, fine to medium sand or smooth finish.

**Chimneys** - The chimney will be wrapped in stucco with a simple chimney cap.

**Porches** - The verandas shall be large and open with wood detailing.

**Balconies** - The balconies shall be an integral part of both the front and rear elevations.

**Window Treatments** - Shutters shall be used as accents and all windows will be trimmed.

**Entry** - The entry will be recessed and under the cover of the front veranda.

**Doors** - The entry doors will be typically simple with wood trim surrounds.

**Garage Door** - The doors shall be a roll-up type with a variety of panel breakups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The overall form will be horizontal.

**Character Details** - Wood picket balcony railings, exposed rafter tails and French doors opening onto verandas.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



## CONTEMPORARY - PARCEL WR-1

### *Historical Precedent*

Contemporary, by its mere description, should have little basis in the past, but rather be an accumulation of the latest in natural as well as man-made materials. Generally the plans are open and free-forming. The interiors reflect the exterior with an emphasis on indoor-outdoor relationships.

Characteristics of this style often include creative use of glass with long, but gentle, overhangs, repetitive lines to initiate rhythm and order. Detailing, particularly in the connections of materials, reflects originality and the essence of custom design.

The beauty of this style will be the designer's ability to create order using progressive geometry and unique ways of incorporating distinct materials. A unique challenge for any Contemporary design in WR-1 will be to create a contemporary home that must be in harmony with other non-contemporary homes.

### *Design Characteristics*

The following design characteristics are common elements for the massing, scale, proportion and texture of the building:

- Long soaring overhangs
- Earth bermed walls to minimize scale
- Round edges at corners or precision sharp edges
- Balance of natural and man-made materials
- Flat or low roofs & parapits
- Large planes of glass for transparency
- Blending of rounded/curvilinear with sharp/square architectural features

***Design Requirements***

**Roof Pitch:** Flat to 6:12 parapets and play roof only when applicable

**Roof Materials:** All latest roofing materials, including, cooper and earth toned metals.

**Overhangs:** Should be long & soaring with emphasis on edge detail

**Siding:** Wood in small percentages with natural stone claddings encouraged.

**Stucco Finishes:** Sand or smooth

**Chimneys:** Chimneys shall be sculptured materials with artistic cap details.

**Balconies:** Balconies are to be used to break-up masses in design, but shall flow with existing geometry.

**Window Treatments:** Exterior roller shades or interior treatments should be concealed within soffit and hidden from view.

**Entry:** The entry shall be clearly defined geometrically, unique door materials are encouraged.

**Garage Doors:** Generally a gentle juxtaposition of geometry, combining an artistic balance of horizontal and vertical elements. The long overhang shall be used to terminate soaring scales and facades.



©2000 William Hezmalhalch Architects, Inc.

## **EUROPEAN COTTAGE - PARCELS WR-3, WR-4, WR-5**

### ***Historical Precedent***

The European Cottage is a style that evolved out of the medieval Tudor and Norman architecture. The evolving character that resulted in the English “cottage look” became extremely popular when the addition of stone and brick veneer details were added in the 1920’s.

Although the cottage is looked upon as small and not costly, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting that they evolved in. Many established older neighborhoods in Southern California, contain homes with the charm and character of this unpretentious style.

Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips and half-hip roof forms. The primary material is stucco with heavy use of stone and brick bases, veneers and tower elements. Some of the most recognizable features for this style are the stucco accents in gable end forms and the sculptured swooping walls at the front elevation.

### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding this style. They are identified as:

- Gentle to steep roof pitches
- Projecting gable ends
- Exposed rafter tails with tight rake
- Stone and brick as a major accent on wall, tower and veneer base

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 to 8:12 standard with gabled roof forms and occasional swooping form at front.

**Roof Material** - Flat concrete tile.

**Overhangs** - 0 - 12-inch standard

**Stone/Brick** - Stone/brick on all elevations

**Siding** - None

**Stucco Finish** - The stucco will be a sand finish.

**Chimneys** - This detailing will have stone or brick veneer low with stucco on the upper half of the stack toward the cap.

**Porches** - The porch will vary in size and scale, but always covers the entry with a tower. Add stone or brick to tower element.

**Balconies** - Balconies shall have wood detailing as an attachment to the building plane.

**Window Treatments** - A variety of shutters will be used beyond the front elevation. Wood or stucco trim shall occur on all windows.

**Entry** - The entry will be covered by the front porch and articulated sidelights.

**Doors** - The door shall be simple with wood/stucco surrounds.

**Garage Doors** - Garage doors shall be the roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The elevation lines will be a symmetrical, simple and steep.

**Character Details** - Swooping wall at front façade, small accent windows with wrought iron trim, window boxes.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

## **EUROPEAN ESTATE - PARCELS WR-1, WR-2**

### ***Historical Precedent***

The European Estate or Revival style is a picturesque style defined from medieval English prototypes. The elements in design of steeply pitched roofs and gables blossomed in the American Eclectic expressions in the 1920's & 1930's. Many of these homes have provided a strong influence in these remaining older communities.

The overall shapes and forms contain endless variations of one and two story asymmetrical facades. Relatively uncommon at the turn of the century, this style expanded in popularity with the widespread evolution of brick and stone veneering techniques. Moreover, the period detailing allowed homes to appear real and not simulated.

It is the use of brick and stone materials often mixed, that creates the embellishment for this specific architecture.

### ***Design Characteristics***

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Steeply pitched roofs
- Gables, dutch gables and hips elements
- Eave and gutter details
- Timbering in the stucco field
- Dormer windows
- Decorative wood trim surrounds
- Stone and brick applications at walls and chimney stack

The following sections of design requirements and details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Forms** - 6:12 - 8:12 standard. Gables, clipped gables and occasional hipped forms.

**Roof Material** - Flat concrete tile with a slate-like appearance.

**Overhangs** - 0 - 12-inch standard

**Siding** - Siding shall be used as an accent, along with half timbering on selective sides.

**Stucco Finish** - Stucco will be a sand finish and match the siding color.

**Chimneys** - Chimneys will be detailed with stucco above, and stone or brick veneer below.

**Porches** - Porches shall cover the front door area and be raised on a front stoop.

**Balconies** - None

**Window Treatments** - Wood/stucco trim surrounds shall be on all windows. Shutters are seldom used.

**Entry** - The entry and surrounding raised stoop will be covered and contained by the porch.

**Doors** - The doors will have sidelights with wood trim surround.

**Garage Doors** - The doors shall be a roll-up type with a variety of panel breakups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The lines of the roof will be steep and simple with wide projecting roofs.

**Character Details** - Swooping wall at front façade, arched shutters on windows, window boxes.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

## ITALIANATE - PARCELS WR-1, WR-2, WR-3

### *Historical Precedent*

The Italianate style began as part of the picturesque movement, a shift away from a strict classical direction in art and architecture. Although few American architects could afford to travel to Italy in the mid-nineteenth century, the European influence came through English buildings and pattern books. Old world prototypes were refined, adapted and embellished, evolving into a classic revival period style.

Although the new period style generated less formality, traditional classical elements such as the symmetrical façade, squared tower entry forms, arched windows, quoined corners and bracketed eaves persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for porches, balconies, railings and fences.

Of the three styles of Italian homes built in America, the Villa, Italianate and Brownstone, the Italianate became the most popular. Although it's sophisticated façade and graceful details made it easily recognizable, the decorative brackets that articulate the eaves became such a prominent feature that it sometimes was known as the "Bracketed" style.

### *Design Characteristics*

The design characteristics provide the essentials of massing, scale, proportion and building materials in understanding the principal concepts for this style. They are identified as:

- Low-pitched roofs with brackets under deep overhangs
- Elaboration and detail of the windows, cornices, porches and doorways
- Cornices at eave line
- Horizontal banding and quoins as predominant elements

The following sections of design requirements and details further define the elements for design concepts. Each style will be reviewed and approved based on the following representative



criteria and examples. Elements and details that vary from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 pitch standard. The large parallel section of roof shall be hipped.

**Roof Material** - Concrete 'S' or barrel tile

**Overhangs** - 12-inch to 24-inch overhanging eaves with soffits and decorative brackets below.

**Stucco Finish** - Stucco shall be smooth or light to medium sand finish

**Brick/Stone/Tile** - Cut stone may be applied as an entire surface material or used at the entry and corners as an accent. The use of decorative Italian tile is encouraged.

**Chimneys** - The stucco chimney stack will have an articulated cap detail.

**Porches** - Porches shall occur differently with the varied massing of this style; very formal, vertical and articulated with a square plan configuration or wider, more horizontal on a less formal facade.

**Balconies** - The balcony shall project from the building plane as a highly decorative wrought iron element or concrete with balusters.

**Window Treatments** - Shutters may be used occasionally. Arched and curved window tops will be used predominantly above rectangular windows, along with exterior stucco framing. Hooded window surrounds may be used.

**Entry** - The entry shall be pronounced with a detailed door surround, in wood or stone, or a porch or portico.

**Doors** - The doors shall be detailed with transom and sidelights. Transom will be arched to match the window detail.

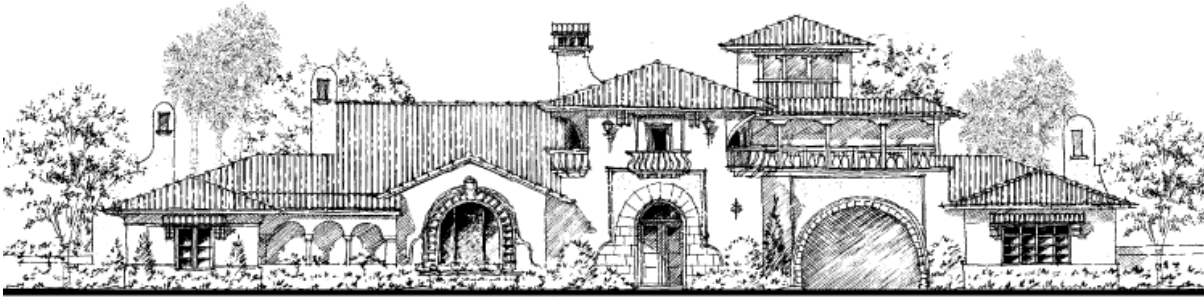
**Garage Doors** - The doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - With the two story square plan layout of this style, the massing will be vertical in appearance.

**Character Details** - Corbels under eaves, engaged columns, quoins arched forms at 1<sup>st</sup> story windows, entry, etc.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing



©2000 William Hezmalhalch Architects, Inc.

### **SPANISH REVIVAL - PARCELS WR-1, WR-2, WL-3**

#### ***Historical Precedent***

Spanish Revival style is a culmination of Spanish styles brought to a sophisticated level of interpretation by Bertram Goodhue for the buildings of the 1915 California-Pacific Exposition in San Diego.

Borrowing elements of detailing from Moorish, Byzantine and Renaissance architecture in Spain, Goodhue romanticized the simple Spanish Colonial style massing with the use of ornate classical elements and details at entries, arcades, windows and balconies. Although the building mass remained simple, the style exemplified sophisticated fine classical detailing.

This style became popular and remained so into the 1930's, becoming the style of choice for Hollywood stars and fashionable Florida resorts.

#### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding the primary concepts for this style. They are identified as:

- Simple two story massing
- Upper story balconies and verandas with embellished trim
- Ornate detailing at entries, windows and balconies/verandas
- Stucco finish with painted wood detailing

The following design requirements and details further define the character for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 and 5:12 pitch standard, primarily gables and occasional hips, 80% parallel and 20% opposing

**Roof Material** - Concrete 'S' or barrel tile

**Overhangs** - Overhangs will have tight rakes and 12-inch eaves

**Siding** - None

**Stucco Finish** - Stucco shall be smooth

**Chimneys** - Chimneys shall be sculpted stucco with an articulated cap detail.

**Porches** - Porches shall be expressed as an integral part of massing and form. They shall be recessed with ornamental elements such as columns, arched openings and trim surrounds.

**Balconies** - Balconies will project out over building plane to break up otherwise simple massing. Balustrades or wood rails and columns should reflect ornamental detailing.

**Window Treatments** - Recessed, singular or grouped vertical windows with ornamental trim surrounds.

**Entry** - Highly ornamental detailing surrounds entry facade or recessed doorway with added emphasis above portal or front door.

**Doors** - Carved or paneled doors with simple wood trim.

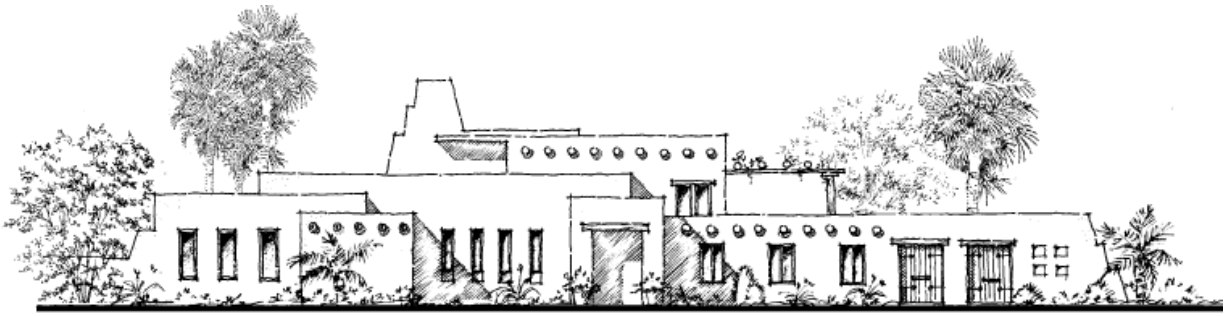
**Garage Doors** - The doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevations** - The elevations will be simple, primarily horizontal.

**Character Details** - Sculptural chimney forms. Carved ornamental details at entries, passageways and balconies or verandas. Classical or Mediterranean inspired columns.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

## **SOUTHWEST ADOBE – CONTEMPORARY - PARCEL WR-1**

### ***Historical Precedent***

Southwest Adobe style is a regional architecture developed in what is now the southwestern United States. Using Spanish and native Indian traditions, colonists in New Mexico, Texas and Arizona used the materials and labor at hand to produce a courtyard form of housing that was an effective shelter against hot desert climates and unfriendly Indian attacks.

The thick walls of these homes were composed of adobe; unfired brick made from clay, sand and straw, then covered with plaster inside and out. Although the plaster sealed the adobe brick, it was vulnerable to weather and had to be re-applied on the exterior. Even with regular care, the weather eventually wore the corners down to the soft, rounded forms typically seen on this style.

The Spanish influence introduced wooden doors and door frames, ‘portals’ (porches), and heavy wooden courtyard gates to this architecture. The original flat roofs, both Spanish and Indian traditions, were supported by wooden beams or ‘vigas’ that extended through the exterior façade. These elements, once purely a matter of function and environment, were slowly refined and persist as the primary character elements of this style today.

Contemporary interpretations of this style include stepped geometric forms and a color palette that includes brighter shades of warm desert colors.

### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding the primary concepts for this style. They are identified as:

- Simple one and two story combined building mass, horizontal and asymmetrical in form
- Street front facades and courtyard plan forms
- Overall stucco finish with stained or painted wood details

The following design requirements and details further define the character for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details which vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 pitch standard with parapets, 90% parallel and 10% opposing

**Roof Material** - Concrete 'S' or barrel tile

**Overhangs** - none

**Siding** - None

**Brick/Stone/Tile** - The use of decorative Spanish tile is encouraged.

**Stucco** - Stucco shall be smooth or light to medium sand finish

**Chimneys** - Chimneys shall be sculpted stucco with an articulated cap detail.

**Porches** - Porches, where used, should occupy one third of the façade length. They are supported by heavy, rustic wood posts or columns with ornamental brackets and an open structure of rounded, wood poles above.

**Balconies** - Where used, balconies shall occur as an integral part of the building form and massing. Where overhead elements are used, wood rails and columns should reflect the same detailing style as described for porches.

**Window Treatments** - Deeply recessed, singular or grouped vertical windows. Extended facade walls (exterior) may have "punched" openings that appear as windows to the courtyard on the other side.

**Entry** - Shall be deeply recessed with simple wood trim surrounds or enclosed in an alcove.

**Doors** - Heavy carved relief or paneled doors with visible aesthetic hardware and simple wood trim surrounds.

**Garage Doors** - The doors shall be a roll-up door with a variety of panel break-ups to correspond with the elements of this style. If they have windows, they must be appropriate in form to this architectural style.

**Front Elevations** - The elevations will be simple, geometric, primarily horizontal.

**Character Details** - Sculptural chimney forms, exposed vigas, heavy black Spanish hardware on doors, gates, *etc.*

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow-through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

## **SPANISH ECLECTIC - PARCELS WR-1, WR-2, WR-3, WR-4, WR-5**

### ***Historical Precedent***

Spanish Eclectic is an adaptation of Mission Revival enriched with additional Latin American details and elements. The style attained widespread popularity after the introduction of related, more sophisticated Spanish styles in the Panama-California Exposition of 1915.

The simple courtyards of the Spanish Colonial heritage with hanging pots, a flowering garden and sprawling shade trees are hardly surpassed as foreground design elements. Further architectural distinction was established through the use of tile roofs, stucco walls, heavily textured wooden doors and highlighted ornamental ironwork.

Key features of this style were adapted to the Southern California locale. The plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

### ***Design Characteristics***

The design characteristics provide essentials for massing, scale and proportion and building materials, in understanding this particular style. They are identified as:

- Exterior arches
- Round or square exterior columns
- Wrought iron accent grates
- Balcony railings
- Accent drain tiles
- Entry courtyard walls and gates

The following sections of design requirements and design details further define the elements for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details which vary or detract from the historical context shall not be accepted.

### ***Design Requirement***

**Roof Pitch** - 4:12 and 5:12 standard

**Roof Material** - Concrete 'S' or barrel tile.

**Overhangs** - Overhangs will have tight rakes and 12-inch eaves, and have exposed rafter tails as an accent.

**Siding** - None

**Stucco Finish** - Stucco will be smooth.

**Chimneys** - Chimneys shall be sculptured stucco with an articulated cap detail.

**Porches** - Porches shall wrap around courtyard elements in an 'L' shape and be accented by detailed columns, walls and gates.

**Balconies** - Balconies will project out over building planes to break up the front mass and be articulated with wood or wrought iron details.

**Window Treatments** - Shutters shall be used throughout on all elevations. One to two accent windows will be recessed on the front elevation. All windows shall be trimmed in stucco or wood at the top and bottom of the window.

**Entry** - The entry shall be covered and be part of the porch and courtyard layout.

**Doors** - They will be recessed and have stucco or wood trim surround along with articulated sidelights.

**Garage Doors** - The doors shall be a metal roll-up door with a variety of panel breakups to correspond with the elements of this style.

**Front Elevation** - Primarily horizontal asymmetrical forms and massing.

**Character Details** - Clay tile drains in eaves, wrought-iron details at balcony railings, windows and gates.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

### **MISSION ITALIANATE - PARCELS WR-1, WR-2, WR-3**

#### ***Historical Precedent***

This San Diego regional style is derived from an eclectic mix of several other styles including Spanish Mission and Italianate and may have been influenced by the architecture of San Diego architect, Irving Gill.

The Mission style elements including sculpted wall forms, occasional parapets and ‘punched’ openings are expressed, although typically in a more subtle form. The typical two story boxed massing, with a dominant detailed porch or entry form, cornices and brackets at the eaves, and fine stucco surfaces are all reminiscent of the Italianate style. Irving Gill’s simplified forms, few areas of trim and vertical ‘punched’ openings probably influenced those examples built in San Diego during the early part of this century. These elements combined with an allover light colored stucco finish and few other materials create a very strong form with a subtle sophisticated appearance. The Mission Italianate style, influenced by San Diego’s historical beginnings and an architect who made this city his home, can be considered a truly indigenous style.

#### ***Design Characteristics***

The design characteristics provide the essentials for massing, scale, proportion, building materials, and details in understanding the primary concepts for this style. They are identified as:

- Simple box-like massing and courtyard plan
- Dominant porch or entry form
- ‘Sculpted’ wall and façade elements
- Deep recessed or ‘punched’ windows
- Overall stucco finish with few exposed trim materials

The following sections of design requirements and design details further define the character for this architectural style. Each style will be reviewed and approved based on the following



criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 pitch standard. Primarily hip and occasional parapet roof elements.

**Roof Material** - Concrete 'S' or barrel tile.

**Overhangs** - Deep overhangs 18– 24-inches with cornices at eaves and decorative brackets below soffit.

**Siding** - None

**Stucco Finish** - Stucco shall be smooth to fine sand finish.

**Chimneys** - Sculptural stucco chimney stack with articulated cap detail.

**Porches** - May be expressed as a portico or porch with sculpted façade details. Porch or portico may also serve as a second story balcony with punched openings in a solid balustrade.

**Balconies** - Where used may occur as an integral part of the building mass and form or project from the building plane, typically with sculpted wall details.

**Window Treatments** - All windows will be recessed on the front elevation. Vertical, sometimes arched, top windows shall be trimmed in stucco. Varied decorative mullion patterns are encouraged.

**Entry** - The entry shall be covered by a portico or porch element.

**Doors** - Simple doors shall be recessed and have wood trim in contrast to the surrounding stucco façade. They may be articulated with transom or sidelights.

**Garage Doors** - The garage doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The elevation lines are symmetrical, primarily vertical and simple two story boxed forms.

**Character Details** - Brackets under eaves, arched top accent windows, perforated openings in balustrades and garden walls.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow through of design detailing.



©2000 William Hezmalhalch Architects, Inc.

### **GILL INSPIRED - PARCELS WR-1, WR-2, WR-3**

#### ***Historical Precedent***

Predating his European counterparts, San Diego architect Irving Gill developed what would appear to be an American derivation of the International style. With functional practicality, aesthetics and new construction methods in mind, Gill developed a system of design and construction that took on simple, clean and yet architecturally stylish forms.

His most well known innovation, that of ‘lift-slab’ concrete construction, was the one that drove the simple straight, box-like forms of this style. The wall surfaces were plain, with clean cut or ‘punched’ openings for windows and doors and often included garden walls that appeared as extensions of the façade. Gill retained a sense of regional style and character in his buildings by incorporating arched doorways, arcades, and details such as small balconies and window boxes. They were accomplished as an integral part of the monolithic wall slabs.

Integrating his indoor plan and exterior finishes with the outdoor environment, Gill used French doors opening onto terraces and garden rooms. Plantings were encompassed by extended garden walls and arcades making Gill’s exterior living spaces an extension of the indoor environment.

#### ***Design Characteristics***

- Overall, simple horizontal forms
- Arched windows and openings on facades and secondary massing elements
- Overall stucco finish with wood detailing
- Sculptured columns and open wood overheads at entry and patio/shade structures

The following sections of design requirements and details further define the character for this architectural style. Each style will be reviewed and approved based on the following criteria. Elements and details that vary or detract from the historical context shall not be accepted.

### ***Design Requirements***

**Roof Form** - 4:12 pitch standard. Primarily hipped or parapet roofs.

**Roof Material** - Concrete 'S' or barrel tile.

**Overhangs** - 12-inch to 18-inch overhanging eaves.

**Siding** - None.

**Stucco Finish** - Stucco shall be smooth to fine sand finish.

**Chimneys** - Simple stucco chimney stack with articulated cap detail.

**Porches** - Shall occur as arbor-like structure supported by sculpted stucco columns and covered by open wood overhead.

**Balconies** - May occur as an integral part of the building mass and form.

**Window Treatments** - Windows have the appearance of being 'punched' or deeply recessed. They are vertical in form and often grouped. Arched top windows may be used widely as character and accent forms on 1<sup>st</sup> story.

**Entry** - The entry shall be covered by a porch structure.

**Doors** - Simple doors shall be recessed and have wood trim in contrast to the surrounding stucco façade.

**Garage Doors** - The garage doors shall be a roll-up type with a variety of panel break-ups to correspond with the elements of this style. If the doors have windows, they must reflect the appropriate form for this architectural style.

**Front Elevation** - The elevation lines are asymmetrical, primarily horizontal and simple boxed forms.

**Character Details** - Perforated openings in extended facade and garden walls.

### ***Design Details***

The application of essential details will embellish each distinct architectural style. The elements identified herein will initiate the appropriate follow through of design detailing.

#### II.4.5.2.6 Secondary Elements

The following represents additional character elements to be reviewed for approval in the community. These elements typically go unnoticed as part of the architectural background in neighborhoods.

**Appurtenant Structures** - All detached structures to be used as living space shall conform to the design standards of the existing dwelling on the lot. This type of structure shall be reviewed for conformance with design standards and approval.

**Awnings** - Awnings may be used to reinforce the architectural character of the residence. When provided, they shall be compatible with the style, designed as an integral part of the architecture, and colored to match or complement the wall surface to which they are attached. Examples of acceptable awnings include:

- Solid color acrylic canvas fabric.
- Bahama shutters.

**Entry Court Gates and/or Motorcourt Gates** - Pedestrian and/or auto gates for individual lots shall be submitted for design review and approval.

**Exterior Lighting** - Selection of light fixtures for highly visible locations (*i.e.*, entry areas, corner lots) shall be submitted for design review and approval.

**Gutters and Downspouts** - Exposed gutters will be colored to match the roof or wall material. Exposed downspouts will be colored to match the surfaces to which they are attached. As an exception, natural copper gutters and downspouts are permitted.

**Mailboxes** - Standard ganged postal service mailboxes will be provided according to the designated design for each neighborhood. The individual box type shall be submitted for design review and approval.

**Mechanical Equipment** - All air conditioning/heating equipment, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape/lighting shall be completely screened from public view.

**Meters** - Both gas and electric meters and cable panels shall be screened from view. The details shall be submitted for design review and approval.

**Patio Structures/Gazebos** - The use of patio structures is encouraged. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. Freestanding patio covers or gazebos shall be designed in conformance with the architectural

style of the primary residence. The design and details for any such structures shall be submitted for design review and approval.

**Residential Address Numbers** - All address fixtures shall be lit by photocell as a standard feature. The type and location of fixtures shall be appropriate to the architectural style of the residence and shall be submitted for design review and approval.

**Roof Flashing & Vents** - All flashing and vents shall be colored to match the material to which it is attached.

**Stairs and Steps** - Exterior stairs that are designed for access to second story living areas shall be designed to be incorporated and appropriately articulated with respect to the style of the residence.

**Sky Lights** - Sky lights shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze; white glazing is prohibited. The framing materials shall be colored to match or blend with the roof.

#### **II.4.5.2.7 Colors & Materials**

##### ***General***

The historic colors and materials used in the Arts and Crafts period demonstrate the concept of a building's organic growth from its site. The use of natural appearing materials and colors reflecting the local environment, such as earth tones, is desirable. Knowledgeable color experts anticipate color to reflect this environmental trend as consumers' awareness rises.

In the past, the tendency has been to hold on to the traditional before moving ahead. The use of traditional materials and colors will lead to new visual interpretations. Earth tones can be augmented with today's buyer interest of lighter colors.

##### ***Intent***

The architectural styles that form the heritage for The Woods are found in the long established neighborhoods of San Diego. Borrowing from the elements of authenticity, specific interpretation of color and materials shall be encouraged.

Material selection will have a long-lasting impact on the local character and identity of each neighborhood, and will be crucial to the visual consistency and coherence of the entire community.

The primary purpose of the palette selection and criteria is to avoid monotony, and to avoid the over use of light colors. This palette selection must strive to achieve a sense of historical reference, permanence, color diversity, and a soft visual expression to complement the selected

architectural style. Builders must refer to The Woods at EastLake architectural color palette maintained by the master developer for specific colors.

#### **II.4.5.3 Parking**

The amount of parking required within each residential district is specified in the EastLake III PC District Regulations. Requirements for sizing and spacing are provided in the PC Regulations. Beyond providing the number of spaces required, the design of common parking areas for attached and multi-family neighborhoods is an important element in site planning. However, within single family neighborhoods, parking is provided in individual garages, driveway spaces (between back of sidewalk and garage face) and guest parking on-street. No special design criteria are required for these areas, except for WR-1, where additional on-street parking is limited requiring additional on-site parking for guests.

#### **II.4.5.4 Special Standards**

Some parcels in EastLake Woods are proposed to be gated neighborhoods/home groups with gates provided at each street entry. The gate and entry structure should be consistent with the community fencing design implemented adjacent to the entry. Adequate space for queuing and turn-around should also be provided in front of the gate so traffic does not backup on to the adjacent neighborhood street. The gated street entry design is depicted in Exhibit 4.12. Design standards for the common private driveways are provided in Exhibit 3.33 in the Chapter II.4.3.

#### **II.4.5.5 Individual Parcel Design Criteria**

The product descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All parcel plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the residential parcels designated for single family detached products within the EastLake Woods East (refer to the Site Utilization Plan, Exhibit 5.1, for the location of each parcel).



## DESIGN GUIDELINES

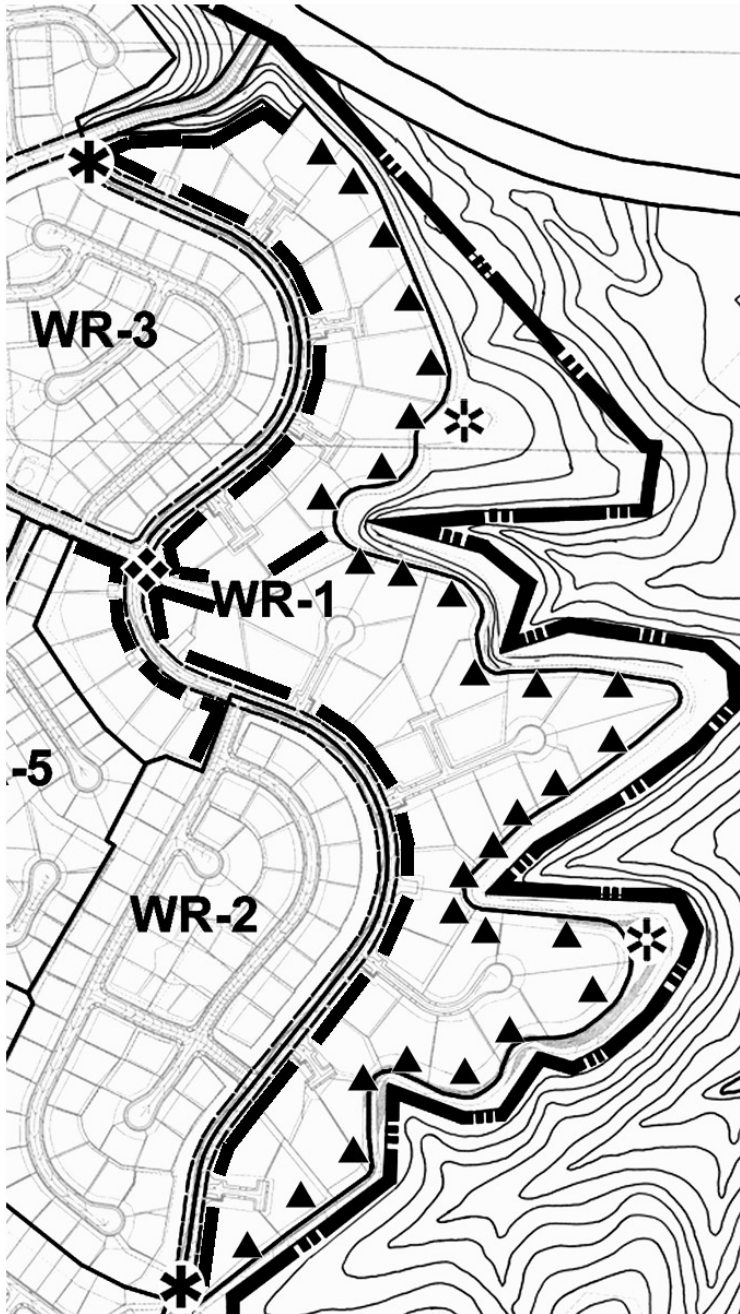
**EASTLAKE WOODS EAST****Parcel WR-1  
Design Issues Summary**







**Description:** This is the lowest density housing area in the EastLake Woods neighborhood. It is comprised of estate-sized lots greater than 20,000 sq. ft. in area overlooking Upper Otay Reservoir. Access to each home site is via a gated private street or common driveway off the Spine Road. All new homes are expected to be custom designed for each site. The slopes down from the development area toward Upper Otay Reservoir are a part of the Chula Vista Greenbelt. Maximizing long range views across the lake from development sites is a primary site design objective. Short range views up-slope from the public trail to private home sites should be screened with plant materials planted low enough on the slope to avoid interference with lake views. Another view issue will be the siting and design of homes, which will be prominently visible from the lake. The proposed lotting pattern within the parcel will provide a variety of exposures and setbacks from the top of slope.

<b>Land Use District:</b>	RL1
<b>Product:</b>	22,000 sf Lot Estate Custom Homes
<b>Views:</b>	Views to and from Upper Otay Reservoir and Greenbelt trail
<b>Entry:</b>	Gated private street entries/common driveways from Spine Road
<b>Fencing:</b>	Off-site views; consistency with community theme fencing on edges
<b>Edges:</b>	Greenbelt along Upper Otay Reservoir
<b>Landscaping:</b>	Slopes adjoining Greenbelt (naturalized)
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.5-22) and Building Siting Plans in the PC District Regulations for special setbacks and fencing requirements.
<b>Design Review:</b>	Required



## Parcel WR-1



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



### Exhibit 5.7

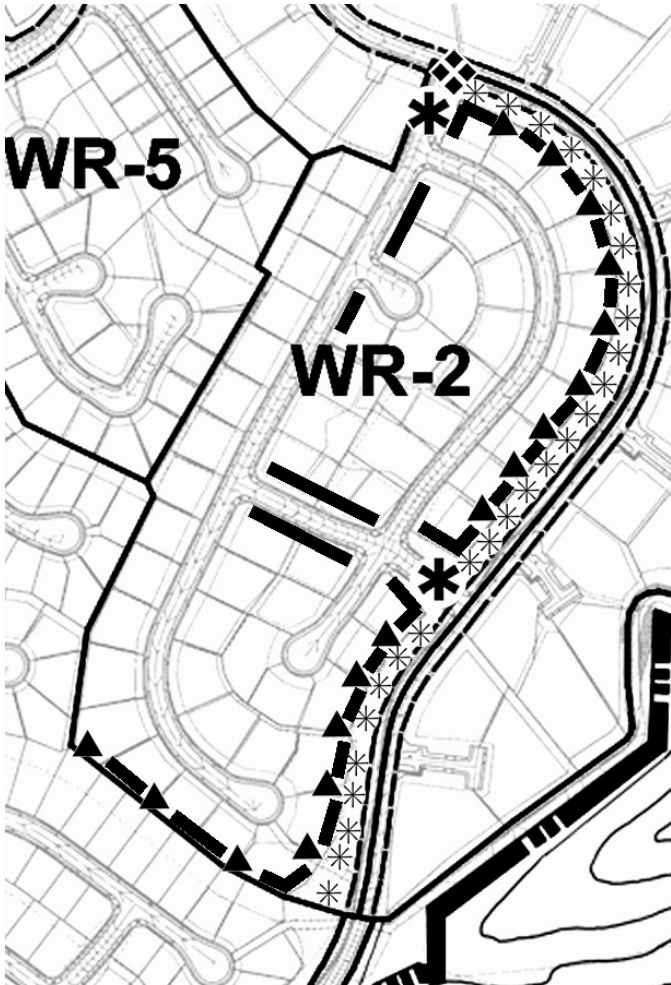
## EASTLAKE WOODS EAST

### **Parcel WR-2** **Design Issues Summary**

**Description:** This parcel is located to the west and above the southern portion of parcel WR-1. Due to its higher elevation, views over and across parcel WR-1 to the lake and beyond will be available in some locations. A down-slope along the eastern edge of the parcel is adjacent to the Spine Road. Landscaping of the slope should follow the streetscape design for the neighborhood street. Some views to and from the lake will be available but homes in this parcel will not be prominent when viewed from the lake because of the larger and more prominent WR-1 homes in the foreground.

<b>Land Use District:</b>	RL2
<b>Product:</b>	13,500 sf Lot Estate Single Family Residential
<b>Views:</b>	Views over and across parcel WR-1 in some locations
<b>Entry:</b>	Off Spine Road
<b>Fencing:</b>	Off-site views; consistency with community theme fencing on internal streets
<b>Edges:</b>	Spine Road edge
<b>Landscaping:</b>	Slopes adjoining Spine Road
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.4-21–22)
<b>Design Review:</b>	Not Required

## Parcel WR-2



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7408  
4-20-01

**Exhibit 5.8**






**EASTLAKE WOODS EAST****Parcel WR-3  
Design Issues Summary**

**Description:** This parcel is located to the west and above the northern portion of parcel WR-1. Due to its higher elevation, views over and across parcel WR-1 to the lake and beyond will be available in some locations. A down-slope along the eastern edge of the parcel is adjacent to the Spine Road. Landscaping of the slope should follow the streetscape design for the neighborhood street. Some views to and from the lake will be available but homes in this parcel will not be prominent when viewed from the lake because of the larger and more prominent WR-1 homes in the foreground.

<b>Land Use District:</b>	RL3
<b>Product:</b>	10,000 sf Lot Estate Single Family Residential
<b>Views:</b>	Views over and across parcel WR-1 in some locations
<b>Entry:</b>	Off Spine Road
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along internal street
<b>Edges:</b>	Spine Road edge; slopes adjacent to Rolling Hills Ranch lots and Wueste Road off-site
<b>Landscaping:</b>	Slopes adjacent to streets and adjacent project
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.4-19–20)
<b>Design Review:</b>	Not Required

## Parcel WR-3



-  View Opportunity
-  Neighborhood Entry
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge

**EASTLAKE III SPA**  
A planned community by The EastLake Company



Cintil Land Planning  
San Diego, CA (619) 223-7408  
4-20-01

### Exhibit 5.9

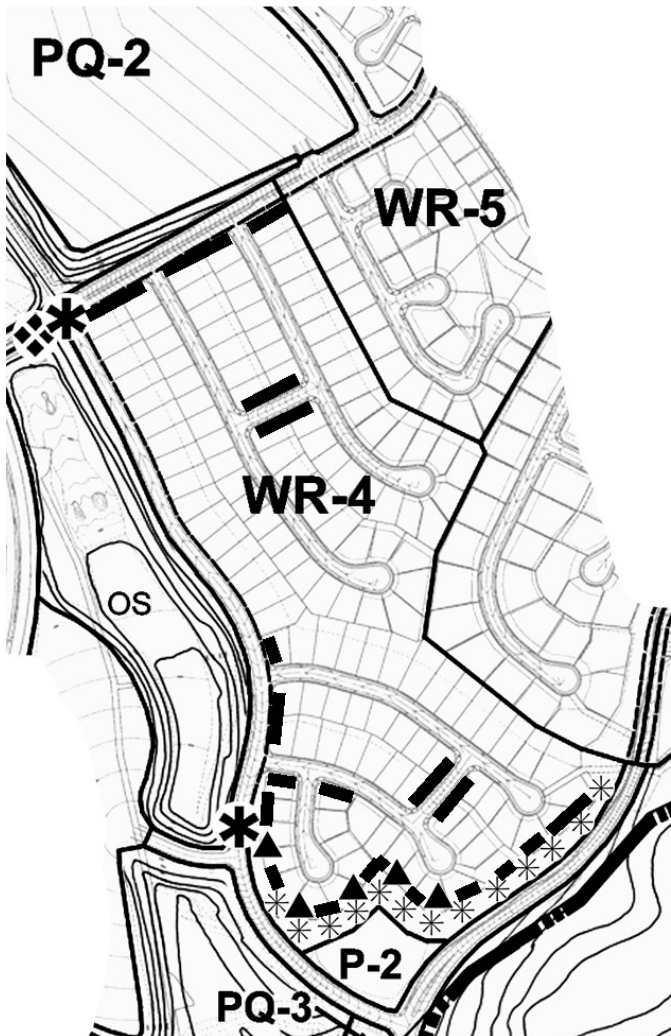
**EASTLAKE WOODS EAST****Parcel WR-4  
Design Issues Summary**

**Description:** This parcel is located immediately east of the Salt Creek Greenbelt and trail. A neighborhood street defines the edge of the Greenbelt along the entire parcel boundary, making it a part of the public view from the street. Providing appropriate visual and physical access into the Greenbelt will be an important site planning issue. Another will be the siting, design and front yard landscape of the homes facing the street along the greenbelt edge. Although front yard landscaping eventually is beyond the control of the developer, attention should be given to the design and initial landscape installation along this edge.

<b>Land Use District:</b>	RE2
<b>Product:</b>	7,000 sf Lot Single Family Residential
<b>Views:</b>	Some views to and from Salt Creek Greenbelt and trail
<b>Entry:</b>	“Bridge” neighborhood entry from Hunte Parkway
<b>Fencing:</b>	Some off-site views; consistency with community theme fencing along streets
<b>Edges:</b>	Homes fronting street along greenbelt edge
<b>Landscaping:</b>	Slopes along Spine Road
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.4-15–16)
<b>Design Review:</b>	Required

EASTLAKE WOODS EAST

# Parcel WR-4



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 225-7665  
4-20-01

**Exhibit 5.10**

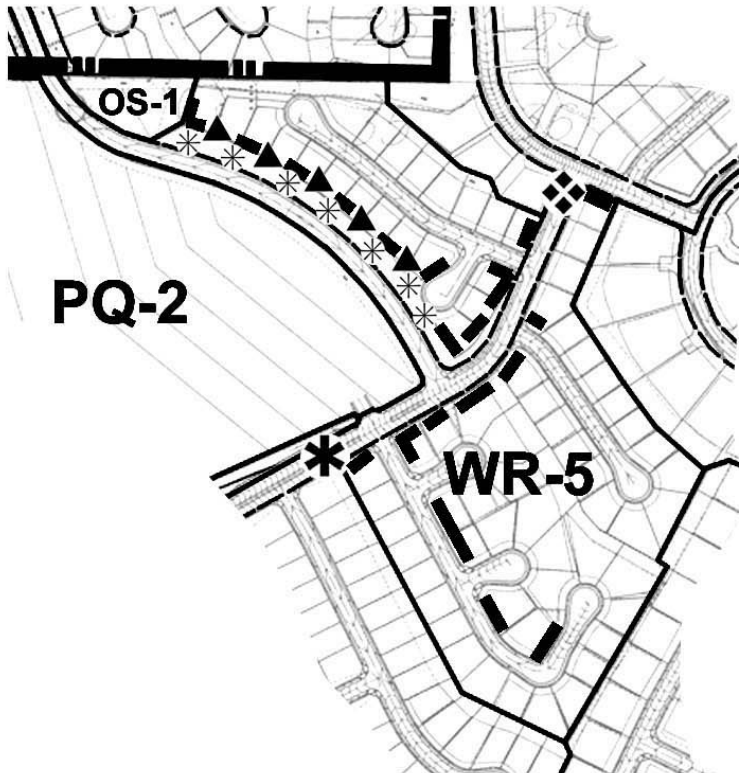
**Parcel WR-5**  
**Design Issues Summary**

**Description:** This parcel is located in the central portion of the EastLake Woods neighborhood and has the highest elevations. As an “internal” parcel, it has no significant edge issues except maximizing views from home sites. Landscaping and community fencing issues are limited to slopes and fence lines along the neighborhood entry streets.

<b>Land Use District:</b>	RE1
<b>Product:</b>	8,000 sf Lot Single Family Residential
<b>Views:</b>	Views in all directions
<b>Entry:</b>	Via neighborhood entries from Hunte Parkway and Rolling Hills Ranch
<b>Fencing:</b>	Off-site views; consistency with community theme fencing along neighborhood entry streets
<b>Edges:</b>	None
<b>Landscaping:</b>	None
<b>Special Requirements:</b>	See Plotting and Massing Criteria summary (pg. II.4.4-17–18)
<b>Design Review:</b>	Not Required



## Parcel WR-5



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7606  
4-20-01

**Exhibit 5.11**

## **II.4.6 Residential Design Guidelines: Multifamily**

The EastLake III SPA identifies three parcels in EastLake Vistas for multifamily residential development and one parcel with a density that could be implemented with attached or detached products. All of these parcels are in the vicinity of the OTC entry, adjacent to the commercial sites.

Since this type of development is addressed in the City's Design Manual, detailed design guidance is not provided in these guidelines. The most important issue will be the integration of multi-family housing into the predominate single family residential mix. Careful consideration should be given to possible density/activity level conflicts which could arise at the edge of a multi-family parcel which abuts a single family parcel. Designing to avoid conflicts with adjacent commercial uses will also be an important issue.

Various types of multiple family units and single-family attached areas are planned for EastLake III to provide a greater variety in design and life-style preference. The following unit types may be developed within EastLake III multifamily parcels:

- Zero-Lot Line Homes: One or two story detached or attached homes where either a single structure is built on a single side lot line or two structures share a single wall astride a side lot line, thus increasing the usable side yard area.
- Patio Homes: Attached and detached homes clustered in a courtyard fashion, often in zero-lot line ownership and individually oriented toward an outdoor patio area.
- Duplex: Attached two story single family homes sharing a single wall on one or two lots.
- Town Houses: One and two story attached units in buildings with 4 to 8 or more units that are the traditional "Southern California Condominium." These may have individual fee ownership lots or condominium ownership.
- Stacked Flats: Two or more story stacked living units that are the traditional apartment style residence. Units may be individual ownership or rentals.

## Site Utilization Plan Multi-family Parcels Highlighted



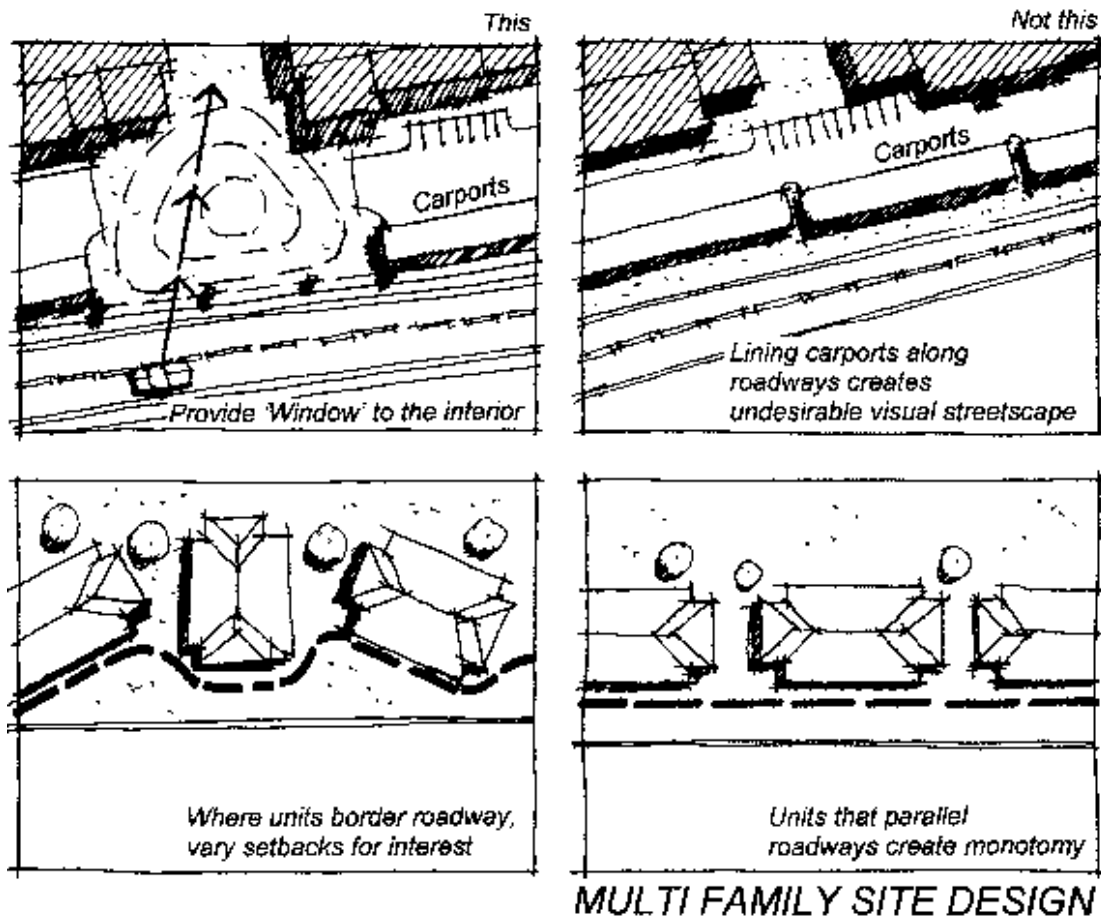
**EASTLAKE III**  
A planned community by The EastLake Company

Civil Land Planning  
San Diego, CA 92101-1234  
10/14/05

Exhibit 6.1

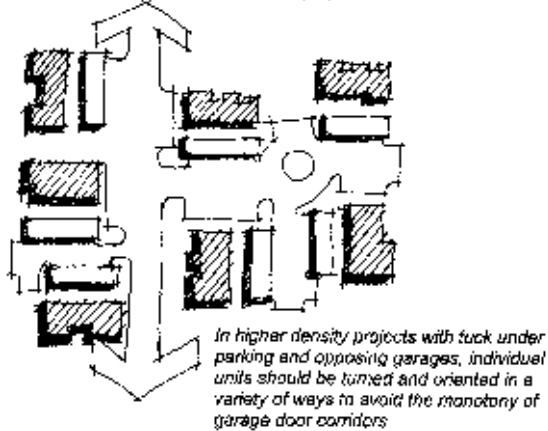
### II.4.6.1 Site Planning

Generally, site plans for attached products should consider the following issues: indoor and outdoor privacy, solar access, building appearance, and overall project design appeal. Buildings should be oriented to create courtyards and open space areas, thus increasing the aesthetic appeal of the site. Building architecture should incorporate a variety of units, building sizes and heights, and color accents. Building facades should include relief to avoid a monotonous appearance. Stairwells should be covered and integrated into the overall building design, and private spaces such as patios or balconies are encouraged for each unit. Another design consideration is the need to buffer group parking areas from the street and adjacent properties. A few of these design concepts are illustrated below and on the following pages.



**Exhibit 6.2**

**MULTI FAMILY SITE DESIGN**



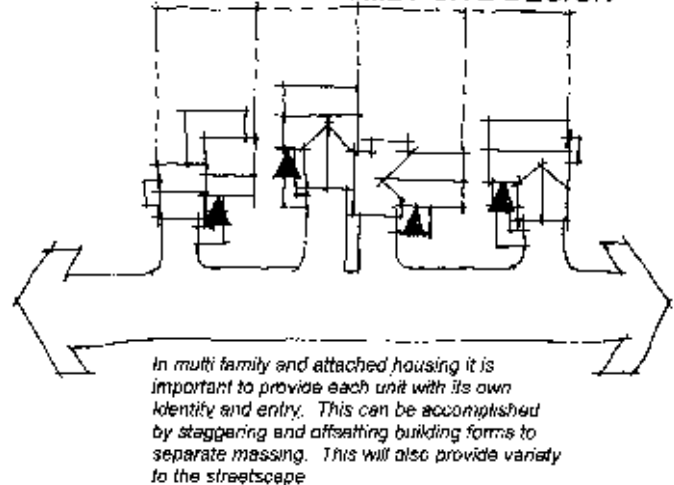
**Exhibit 6.3**

Building orientation in multiple family housing should consider indoor and outdoor privacy, solar access and overall aesthetic appearance.

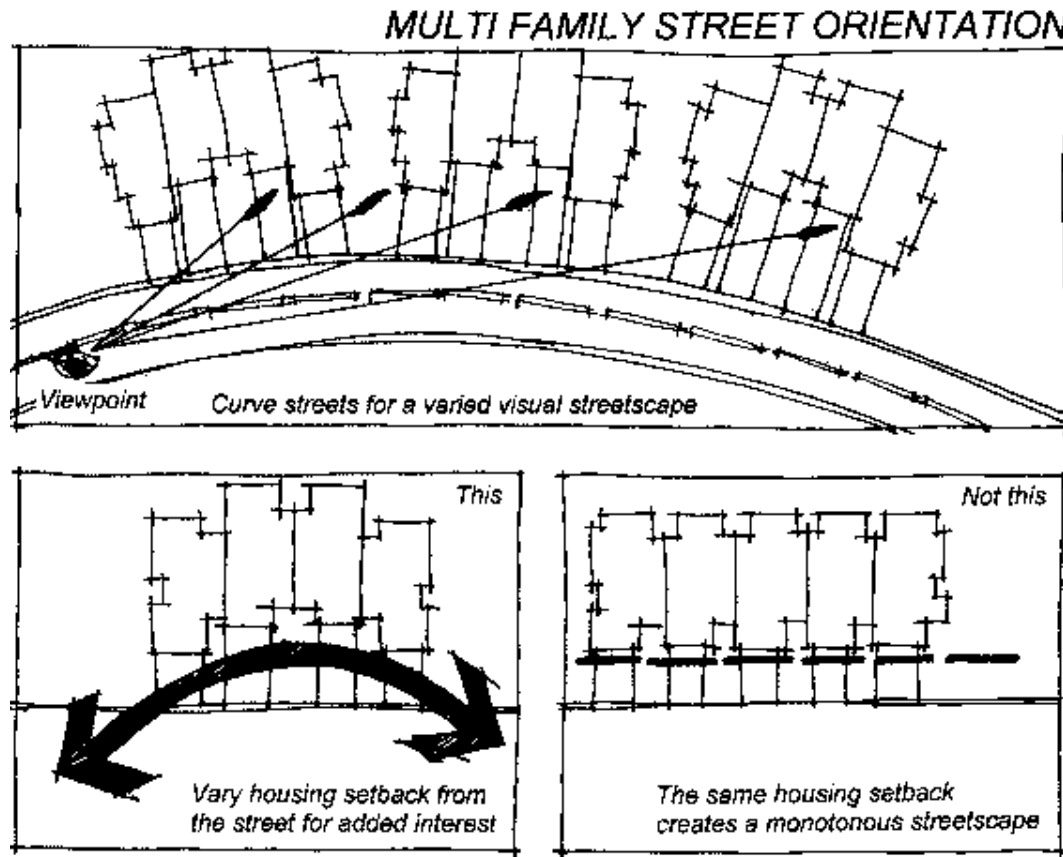
1. Buildings should be oriented in such a way as to create courtyards and open space areas, thus increasing the aesthetic appeal of the area.
2. Building design should incorporate variety in the type of materials, colors, units, heights and facades.
3. Textured materials such as stucco, rough sawn wood and split faced block are encouraged.

4. Buildings with roof overhangs are encouraged to give a traditional residential appearance.
5. Building facades should include relief to avoid a monotonous line.
6. Private spaces such as patios or balconies are encouraged for each unit.
7. Solid walls or fences, not less than 5 feet in height, should be provided along property lines adjoining access or parking areas, except where adjacent to another multiple family housing area.

**MULTI FAMILY SITE DESIGN**



**Exhibit 6.4**

**Exhibit 6.5**

#### **II.4.6.2 Individual Parcel Design Criteria**

The product descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All parcel plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the residential parcels designated for multifamily or single family attached products within the EastLake Vistas neighborhood (refer to the Site Utilization Plan, Exhibit 6.1, for the location of each parcel). None of these products are proposed within the EastLake Woods neighborhood.

**EASTLAKE VISTAS****Parcel VR-9  
Design Issues Summary**

**Description:** Parcels VR-9, VR-10 and VR-11 are arranged in a semi-circular group north of the retail commercial site, between the commercial area and single family development areas to the north. Parcel VR-9 is the center parcel and lowest density of the group. It has a designated density of 10 du/ac which could be implemented in a variety of single family attached or multifamily product types. The most important site design issue is coordination with the adjacent higher density residential and commercial parcels. Placement of buildings, parking and service areas within each should respect the likely arrangement of adjacent sites and minimize negative effects on each other. Project entries also need to be coordinated with residential streets to the north to avoid awkward or conflicting turning movements. A pedestrian/bicycle path from the three residential parcels to the retail commercial site should be considered.

<b>Land Use District:</b>	RC
<b>Product:</b>	Single Family/Multifamily Residential 10 du/ac
<b>Views:</b>	None
<b>Entry:</b>	Align with residential streets to north; project entry statement at neighborhood street consistent with streetscape
<b>Fencing:</b>	Coordinate with adjacent parcels
<b>Edges:</b>	Coordinate with adjacent parcels
<b>Landscaping:</b>	Slopes
<b>Building Detailing:</b>	None
<b>Design Review:</b>	Required

**EASTLAKE VISTAS****Parcels VR-10 & 11  
Design Issues Summary**

**Description:** Parcels VR-9, VR-10 and VR-11 are arranged in a semi-circular shape north of the retail commercial site, between the commercial area and single family development areas to the north. Parcels VR-10 and VR-11 are the outside parcels and have higher densities than VR-9. Their designated 15 du/ac density will require a multifamily product type. Some off-site views will be available from the parcel edges at the top of slopes adjacent to Olympic Parkway and the neighborhood street. The most important site design issue is coordination with the adjacent lower density residential and commercial parcels. Placement of buildings, parking and service areas within each should respect the likely arrangement of adjacent sites and minimize negative effects on each other. Project entries also need to be coordinated with residential streets to the north to avoid awkward or conflicting turning movements. A pedestrian/bicycle path from the three residential parcels to the retail commercial site should be considered.

<b>Land Use District:</b>	RC
<b>Product:</b>	Multifamily Residential 15 du/ac
<b>Views:</b>	Some at west edge of VR-10 and east edge of VR-11
<b>Entry:</b>	Align with residential streets to north; project entry statement at neighborhood street consistent with streetscape
<b>Fencing:</b>	Off-site views and coordinate with adjacent parcels
<b>Edges:</b>	Coordinate with adjacent parcels
<b>Landscaping:</b>	Perimeter slopes (west side of VR-10 consistent with Olympic Parkway design)
<b>Building Detailing:</b>	None
<b>Design Review:</b>	Required



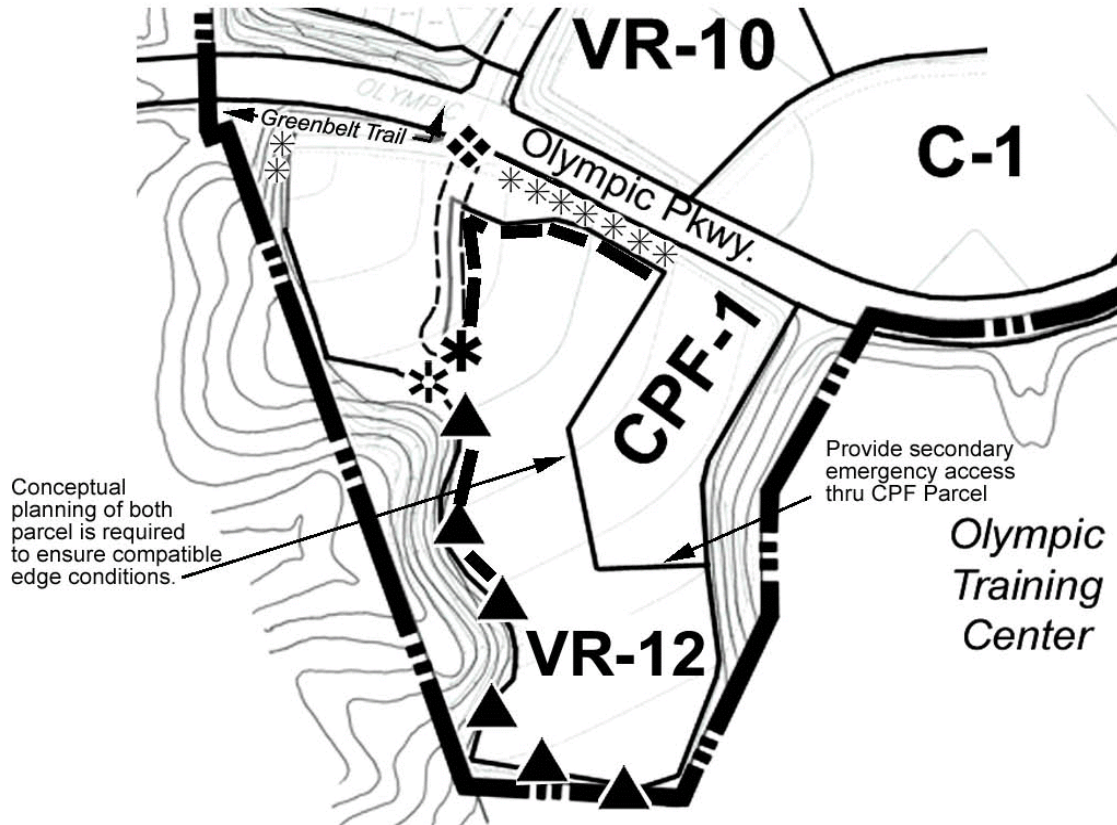








**EASTLAKE VISTAS****Parcel VR-12  
Design Issues Summary**

**Description:** Parcel VR-12 shares a site south of Olympic Parkway with the Community Purpose facility site (CPF-1). Because the two uses, with specific acreage allocations, share the site, all planning and design up to at least the conceptual site planning level must address the provision of both uses. Review and approval of development plans for either use must demonstrate that the other use remains viable, if developed later. Because of the range of potential CPF uses (*e.g.*, church, school, day care, community services, athletic facility), the type of CPF facility should be determined, or the range narrowed prior to approval of residential development. Because the site is relatively isolated from the rest of the neighborhood, internal compatibility issues are the predominate design concerns. Views to the west are available from the western edge of the parcel. Project entries need to be coordinated with the neighborhood street to the north to avoid awkward or conflicting turning movements. A strong pedestrian/-bicycle connection to the retail commercial site should be provided.

<b>Land Use District:</b>	RM
<b>Product:</b>	Multifamily Residential 20 du/ac (& 8.3 acres of CPF)
<b>Views:</b>	Off-site to the west
<b>Entry:</b>	Align with street to north; parcel entry on Olympic Parkway shared by residential and CPF uses
<b>Fencing:</b>	Off-site views; coordinate independent uses
<b>Edges:</b>	Internal use boundary
<b>Landscaping:</b>	Slopes at arterial road edge (consistent with Olympic Parkway design) and at perimeter
<b>Building Detailing:</b>	None

# Parcel VR-12



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7086  
5-1-01

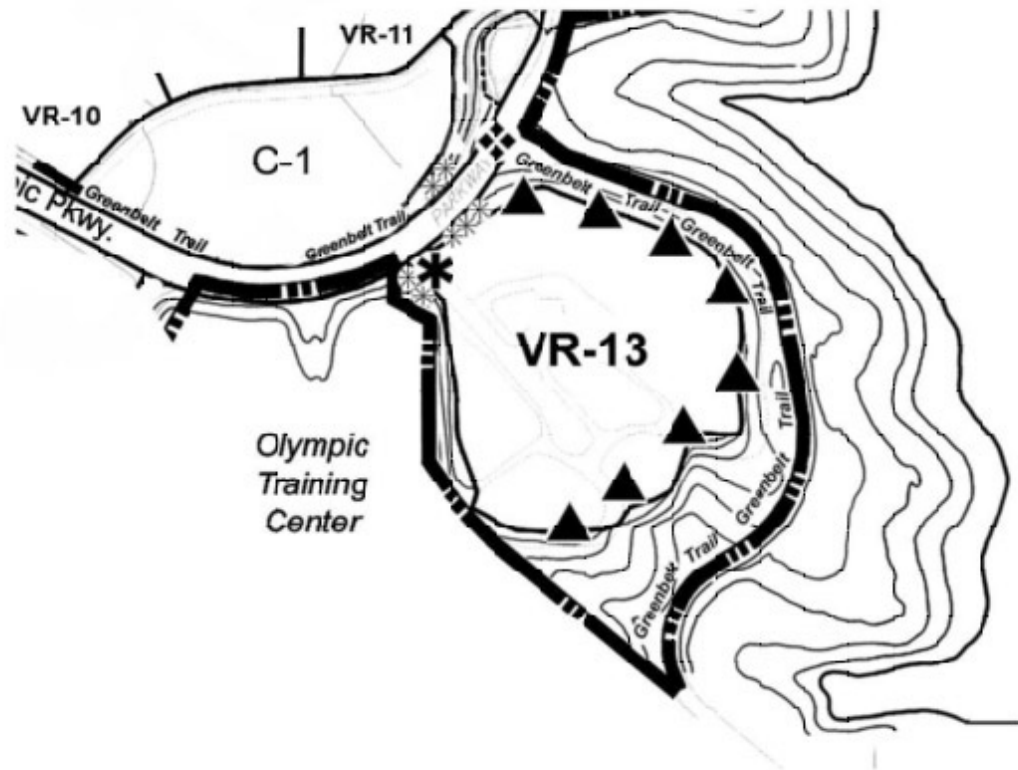
## Exhibit 6.7







**EASTLAKE VISTAS****Parcel VR-13  
Design Issues Summary**

**Description:** Parcel VR-13 is located south of Olympic Parkway, east of the OTC entry and overlooks Lower Otay Reservoir. It is designated for multi-family housing. Because the site is relatively isolated from the rest of the neighborhood, internal compatibility issues and connections to the other Activity Center components are the most significant design concerns. Expansive views to the east are available across the lake and should be incorporated into “common” spaces within the facility. The project entry needs to be coordinated with any parcel other entries in close proximity on the north side of Olympic Parkway. A strong pedestrian/bicycle connection to the retail commercial site and the Greenbelt trail along the lake should be provided.

<b>Land Use District:</b>	RM-1
<b>Concept:</b>	Multi-Family Residential
<b>Views:</b>	Expansive off-site to the east across the lake
<b>Entry:</b>	Parcel entry on Olympic Parkway coordinated with any nearby entries
<b>Fencing:</b>	Off-site views; coordinate with OTC fencing
<b>Edges:</b>	Greenbelt edge; possible internal use boundary
<b>Landscaping:</b>	Arterial road edge (consistent with Olympic Parkway design) and at perimeter adjoining Greenbelt Trail along Wueste Road; unify with OTC and VC parcel
<b>Building Detailing:</b>	All
<b>Design Review:</b>	Required

## Parcel VR-13



-  View Opportunity
-  Neighborhood Entry
-  Trail Access Point
-  Public Vista Point
-  Enhanced Elevations Edge
-  Enhanced Slope Edge



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Civil Land Planning  
San Diego, CA 92101-2000  
9/9/05

**Exhibit 6.8**

## Parcel VR-13 Architectural Character



The architectural character and building massing for Parcel VR-13 should include a variety of visual elements as depicted in these design examples. The elements should be within a unified architectural style as shown.

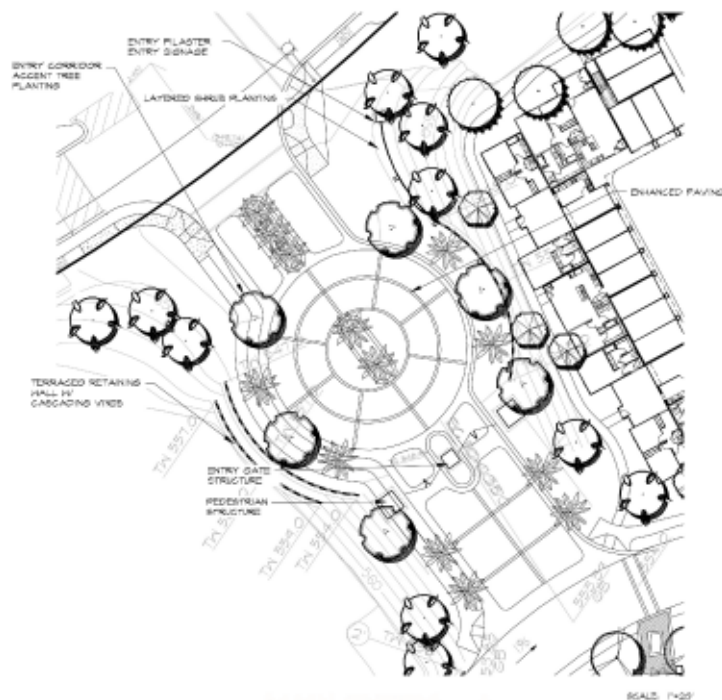


**Exhibit 6.9**

## Project Features



CLUBHOUSE CONCEPT



ENTRY CONCEPT

**Exhibit 6.10**



## Conceptual Landscape Plan

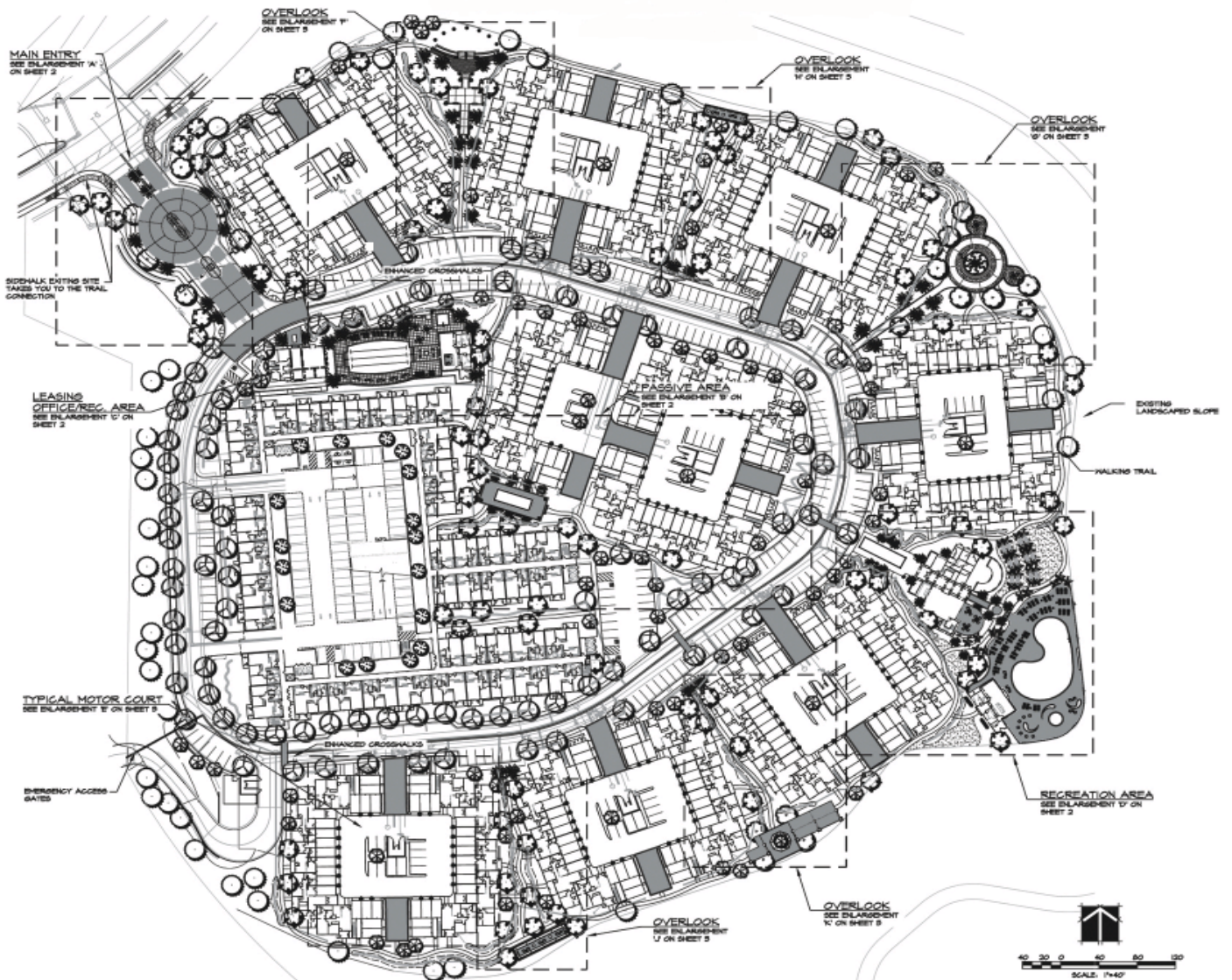
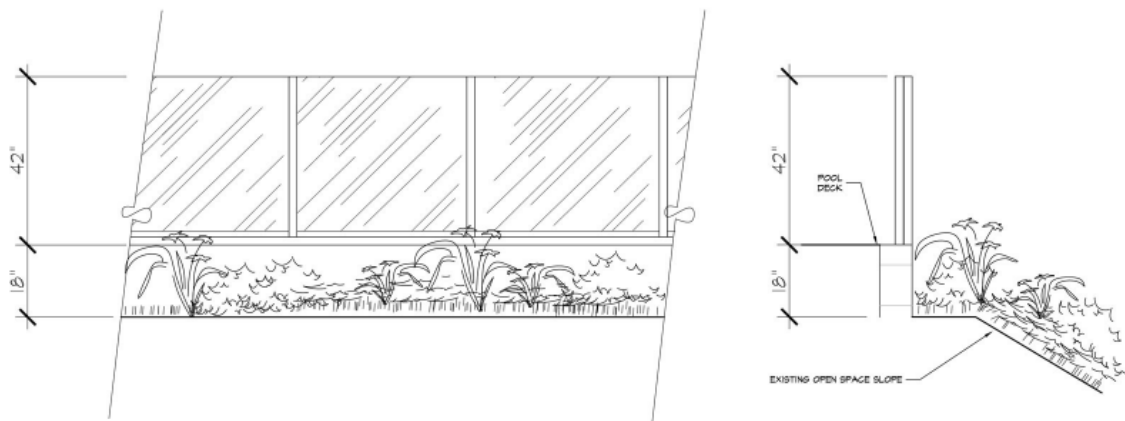
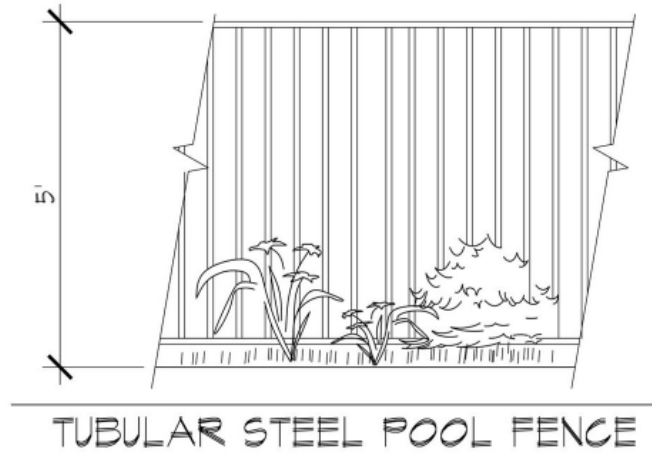


Exhibit 6.11



## VR 13 FENCE



VIEW GLASS POOL FENCE

**Exhibit 6.12**

## **II.4.7 Commercial Design Guidelines**

The EastLake III SPA identifies a parcel in EastLake Vistas for commercial development, in the vicinity of the OTC entry. The OTC, considered as a unique land use and its physical design and appearance along Olympic Parkway, is to establish the theme and character of the commercial sites. The OTC components most visible from Olympic Parkway and the retail commercial site are the entry drive with landscaped median, entry signage and monumentation, and streetscape including fencing and landscaping. Architecture and building design are not readily apparent at the entry. Rather, it is the activity of “world class athletics” in a campus setting that is the character impression at the entry.

The most important issue will be the integration of commercial uses with the OTC and higher density residential sites into the “Activity Center” concept described in the Eastern Territories Area Plan of the General Plan, the EastLake III GDP and SPA Plans. Careful consideration should be given to the details of the commercial uses, north of Olympic Parkway.

Since this type of development is addressed in the City’s Design Manual, detailed design guidance is not provided in these guidelines.

### **II.4.7.1 Design Review Requirements**

Each of the commercial sites will be subject to Design Review approval. The Design Review requirement may be met through use of a Master Design Review (with Guidelines) with phased approval of implementing Design Review for individual development phases, as has been utilized for the EastLake Village Center “activity center” area. The purpose of the Design Review requirements is to allow diversification in spatial relationships, density, buildings, parking, landscaping, and open space through detailed site plan review, along with architecture and signs. This level of review allows the City to tailor approvals to the specific requirements of the project, recognizing unique site conditions or project objectives. Each Design Review (or Master Design Review) will establish the detailed design solution for the site.

### **II.4.7.2 Architecture, Color & Materials**

Architectural design, including colors and materials, will be formulated in design “precedents” with the approval of the initial Design Review(s). Since the OTC does not contribute significantly in these areas of design, no prescribed architectural style is required. Design should reflect the OTC character, as noted above, as well as unique site conditions such as the tourist commercial setting overlooking the lake. The selected overall architectural character and vocabulary for both sites should create a distinctive sense of place.

The selected theme should be reinforced through the selected use of appropriate building materials, plant palette, street furniture, colors, *etc.* Architectural design within each Design Review area should represent a unified style which is responsive to adjacent structures and the Activity Center setting. Architectural detailing and material selection is essential to good character definition. Accents in color, texture or pattern changes should be used to provide interest and provide scale.

All structures should exhibit articulated building planes, as well as, the use of appropriate textures and materials. Each structure should be evaluated using the criteria of a three-tiered hierarchy of articulation, materials and colors as described below:

- **Ground Level** - Scale and texture should be sensitive to pedestrian interaction. Elements such as landscape pockets, trellis, pergolas, and canopies as well as recessed windows to produce deep shadow lines should be provided. Textured materials are most effective if incorporated into the building design at this level so that the apparent mass of the structure is reduced.
- **Mid-Level** - The mid-level, generally the most dominant portion of the facade, should be designed with a sensitivity to rhythm and proportion so that a harmonious composition can be perceived from the major viewing angles.
- **Top Level** - Buildings should be designed with a definite termination at the top. The intent is to provide a “cap” so that the exterior walls do not “disappear” as they meet the sky.

The structural form of the Activity Center should exhibit a variety of building masses and heights. Landmarks and other special features may exceed typical building heights. If large or tall buildings are proposed, special consideration should be given to massing and proportion with respect to adjacent buildings. Buildings which are more than 3 stories tall should incorporate steps in the vertical plane.

Building complexes should be designed to create opportunities for pedestrian spaces such as plazas, courtyards, patios and decks. Landscaping may be used to reinforce this concept through the use of pergolas, trellises, *etc.* Buildings within a Design Review area should appear as an assemblage of integrated smaller forms, not as one large mass. Building masses should have an ordered “randomness” with focus, articulation and emphasis where appropriate such as entryways, major plazas, *etc.* Buildings located in “gatepost” locations (adjacent to major streets and/or entries), should be designed with a more distinct or “landmark” character.

A light colored stucco should be the predominate wall material used throughout the Activity Center. A single, unifying accent color should be used in such items as site furniture, landmarks, entry monuments and signs. Sloped roof areas should be of natural materials such as slate or concrete tile. Metal roofs may be acceptable, if approved by Design Review. Wood shake or shingle roofs are discouraged.

### **II.4.7.3 Screening**

A critical design issue is screening of unattractive utility and mechanical equipment, trash receptacles and storage areas, loading and service areas. Certain restrictions can reduce some of these potential design issues, others must receive attention from the site designer. The EastLake III PC District regulations restrict or prohibit outdoor storage and require screening of ground and/or roof mounted equipment/utility connections. Loading or unloading should occur in the rear or on the side of buildings away from public streets or be screened.

Fences and walls which provide screening should be designed as an integral part of the building design concept and be constructed of materials, textures and colors that are complementary to the adjacent building.

Outdoor refuse collection areas should be completely enclosed and screened from view by a wall or fence constructed of materials which are complementary in color, finish and texture to adjacent buildings. All such areas should have concrete floors and loading pads and be of sufficient size to accommodate all business related refuse. Refuse collection areas should not be located adjacent to public streets.

#### **II.4.7.4 Site Furnishings**

Site furnishings, such as the following, should introduce a consistent system of architectural, color and material character unique to the Activity Center:

- Benches: A bench should be designed/selected for use in all the pedestrian areas within the Activity Center complementing the design elements described in the other site furnishings.
- Bollards: A concrete bollard should be used at the intersections of trail systems and vehicular crossings. They should contain internal light sources for safety at night.
- Lighting Fixtures: A designated “Activity Center” light standard base should be used for illumination of public areas.
- Trash receptacles: Pre-cast concrete trash receptacles should be used.

Site furnishings, transit shelters and other streetscape furniture should be placed in “pockets” so as to not obstruct pedestrian or bicycle circulation.

#### **II.4.7.5 Lighting & Signage**

Lighting and signage, when implemented in a consistent manner, play a large role in the unification of a development district. The purpose of these guidelines is to identify principles of lighting for streets, paths, open spaces and buildings. The signage component is intended to specify sign and monumentation criteria to insure that all individual graphics and signs are coordinated with each other and contribute to the overall theme of the Activity Center.

The final design and selection of on-site lighting standards and supports is to be developed as part of the Design Review submittal and in conformance with City Performance Standards.

Walkway/trail illumination should be provided by the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.

Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundaries/enclosure. The actual light bulb for service area lighting should not be visible from adjacent properties.

A complete signage program is to be developed as part of the Design Review submittal. All individual project/use identification signs should be designed to fit on a monument system that is compatible and part of the architectural style for the Activity Center. Signs associated with the identification of the community trail system and ancillary pathways should be designed as part of the overall streetscape vocabulary of site furnishings, lighting standards and special hardscape materials.

The signage program for each project should provide the means for adequate identification while regulating and controlling design, location and maintenance. The signage program should establish specific standards for all exterior signage to ensure aesthetic continuity and consistency. Sign programs for areas fronting on Olympic Parkway, a scenic corridor, should incorporate features consistent with the streetscape design program

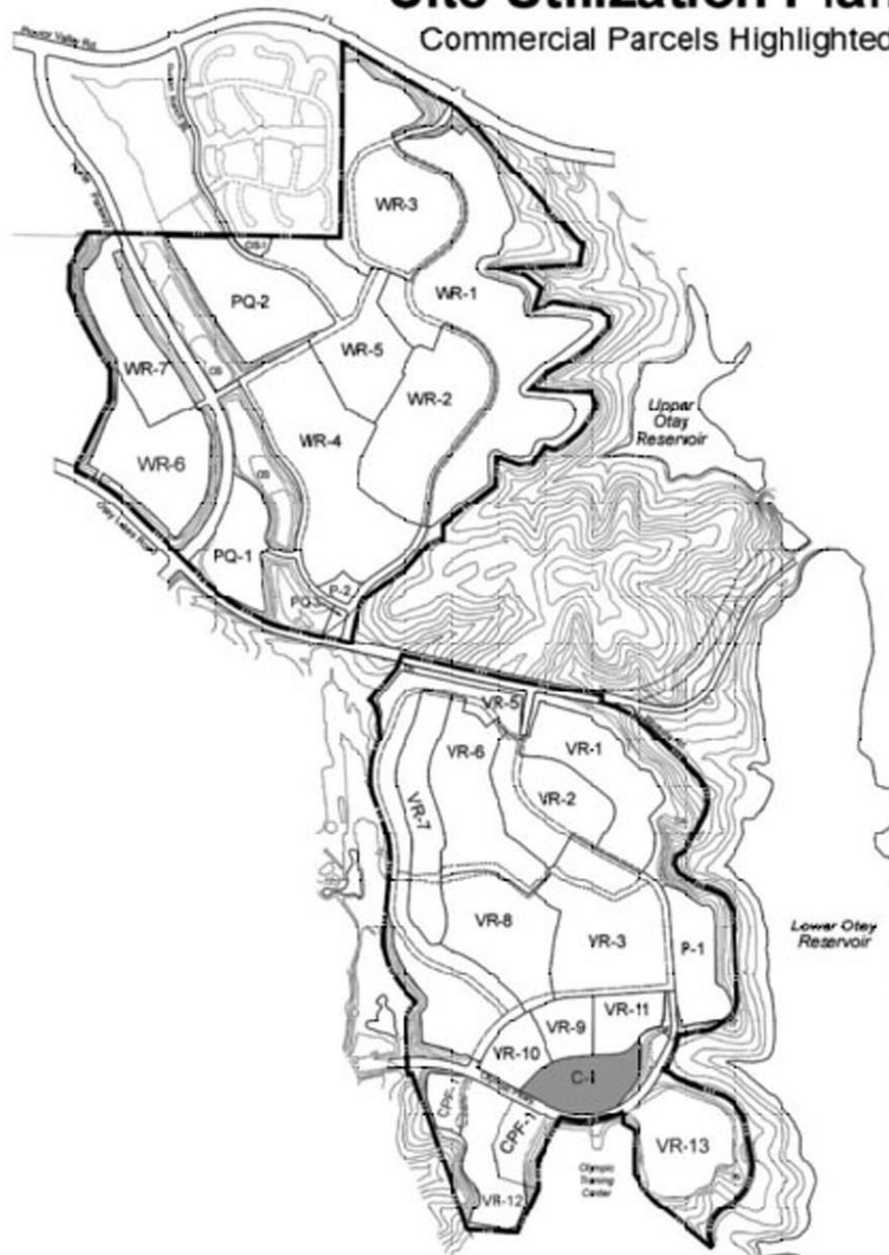
#### **II.4.7.6 Individual Parcel Design Criteria**

The development descriptions and parcel plan features described in this section are those envisioned at the time of SPA Plan preparation. These designs and specifications are subject to change and refinement in conjunction with the tentative tract map approval, and are subject to such approval. All parcel plans which are prepared should respond to the listed planning and design criteria, implementing the techniques and solutions described in the previous sections of this text. All parcel plans shall conform to the development standards and other provisions of the EastLake III PC District regulations adopted by the City of Chula Vista. Each parcel description also includes a lotting concept exhibit which identifies the location of special design issues/responses.

The following are guidelines for site planning each of the parcels designated for commercial development within EastLake III (refer to the Site Utilization Plan, Exhibit 7.1, for the location of each parcel).

## Site Utilization Plan

Commercial Parcels Highlighted



**EASTLAKE III**  
A planned community by The EastLake Company

Cintil Land Planning  
10/14/05

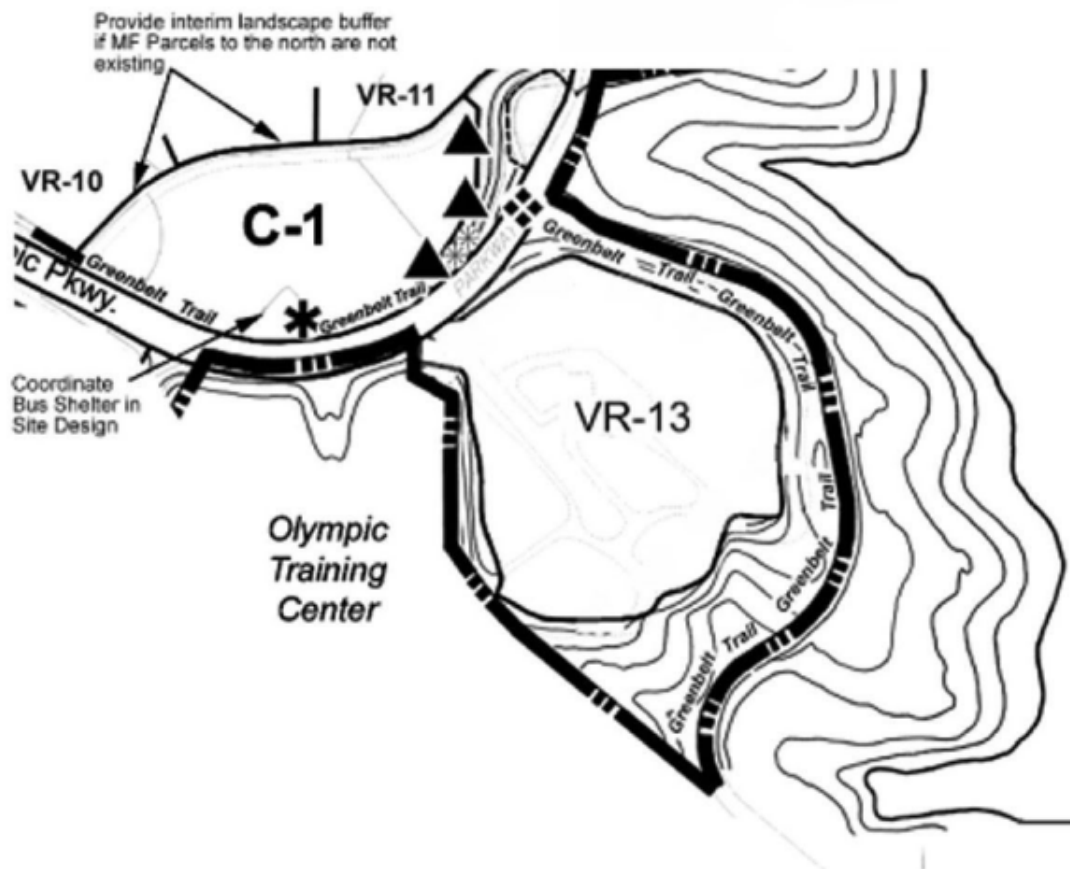
Exhibit 7.1

**EASTLAKE VISTAS****Parcel C-1  
Design Issues Summary**

**Description:** Parcel C-1 is located north of Olympic Parkway immediately across from the OTC entry. It is designated for retail commercial uses which provide neighborhood level services and goods to EastLake and OTC residents as well as retail uses complementary to the OTC. All parcel edges are important. Residential uses are located along the northern edge at a slightly higher elevation. Olympic Parkway forms the parcel edge on the south while slopes to Olympic Parkway are at the eastern edge. Signs, entries and buildings close to the road should respect the scenic corridor. Loading and service areas typically found in the rear, adjacent to the residential parcels, should be carefully considered to minimize impacts to homes. This central commercial center should include a building or structure with “landmark” qualities to establish an identity for the overall Activity Center. Strong pedestrian/bicycle connections to other components of the Activity Center should also be provided.

<b>Land Use District:</b>	VC
<b>Concept:</b>	Neighborhood and OTC related retail/service commercial
<b>Views:</b>	None
<b>Entry:</b>	One aligned with OTC entry; parcel entries on Olympic Parkway
<b>Fencing:</b>	Complementary to OTC fencing, if used
<b>Edges:</b>	Scenic corridor and residential parcels
<b>Landscaping:</b>	Scenic corridor (consistent with Olympic Parkway design) and unified with OTC and TC parcel. Greenbelt Trail fronts parcel along Olympic Parkway.
<b>Building Detailing:</b>	Landmark and at pedestrian level
<b>Design Review:</b>	Required

## Parcel C-1



### Exhibit 7.2




# **EASTLAKE III SPA PLAN PUBLIC FACILITIES FINANCE PLAN**

**Approved by:  
Chula Vista City Council  
Date: July 17, 2001, Resolution 2001-220**

**EastLake Seniors Amendment:  
Approved by:  
Chula Vista City Council  
Date: June 20, 2006, Resolution 2006-190**

**Windstar Pointe Resort Amendment:  
Approved by:  
Chula Vista City Council  
Date: April 8, 2008, Resolution 2008-095**

**Prepared by:  
burkett & wong engineers **

---

## **TABLE OF CONTENTS**

<b>EXECUTIVE SUMMARY .....</b>	<b>II.5-5</b>
<b>GENERAL CONDITIONS .....</b>	<b>II.5-8</b>
<b>II.5.1 INTRODUCTION.....</b>	<b>II.5-12</b>
II.5.1.1. Background .....	II.5-12
II.5.1.2. Purpose.....	II.5-13
II.5.1.3. Assumptions.....	II.5-14
II.5.1.4. Threshold Standards.....	II.5-14
II.5.1.5. PFFP Boundaries .....	II.5-16
<b>II.5.2 DEVELOPMENT SUMMARY.....</b>	<b>II.5-19</b>
II.5.2.1. Development Phasing .....	II.5-21
II.5.2.2. Development Impact Fees.....	II.5-22
<b>II.5.4 FACILITY ANALYSIS.....</b>	<b>II.5-24</b>
<b>II.5.4 PUBLIC FACILITIES THRESHOLD STANDARDS AND INFRASTRUCTURE .....</b>	<b>II.5-25</b>
II.5.4.1. Traffic .....	II.5-25
II.5.4.2. Police.....	II.5-51
II.5.4.3. Fire and Emergency Medical Services.....	II.5-54
II.5.4.4. Schools .....	II.5-57
II.5.4.5. Libraries .....	II.5-64
II.5.4.6. Parks, Trails and Open Space .....	II.5-67
II.5.4.7. Water.....	II.5-75
II.5.4.8. Sewer.....	II.5-82
II.5.4.9. Drainage.....	II.5-88
II.5.4.10. Air Quality .....	II.5-95
II.5.4.11. Civic Center .....	II.5-97
II.5.4.12. Corporation Yard .....	II.5-99
II.5.4.13. Other Public Facilities.....	II.5-101
II.5.4.14. Fiscal.....	II.5-103
II.5.4.15. Public Facilities Finance .....	II.5-105
<b>APPENDIX A - FISCAL IMPACT ANALYSIS.....</b>	<b>II.5-109</b>

## **LIST OF EXHIBITS**

Exhibit	1	Vicinity Map .....	II.5-10
Exhibit	2	PFFP Boundaries .....	II.5-11
Exhibit	3	General Development Plan Adopted .....	II.5-17
Exhibit	<del>5</del> 4	Site Utilization Plan Adopted .....	II.5-18
Exhibit	<del>7</del> 5	Existing Street Network.....	II.5-35
Exhibit	<del>8</del> 6	Transit Plan .....	II.5-38
Exhibit	<del>9</del> 7	Circulation .....	II.5-49

Exhibit	8	Circulation Improvements .....	II.5-50
Exhibit	9	Potable Water System .....	II.5-80
Exhibit	10	Recycled Water Plan.....	II.5-81
Exhibit	11	Adopted Sewer Plan.....	II.5-87
Exhibit	12	Adopted Storm Drainage .....	II.5-94

## **LIST OF TABLES**

Table	A.1	EastLake Village Center North Summary of Facilities .....	II.5-9
Table	A.2	Chula Vista Threshold Standards .....	II.5-15
Table	A.3	GDP and SPA Plan Statistical Data .....	II.5-19
Table	A.4	Public Facility Timing .....	II.5-21
Table	A.5	TDIF Schedule.....	II.5-22
Table	A.6	Public Facilities Estimated DIF Components .....	II.5-23
Table	A.7	Level of Analysis .....	II.5-24
Table	B.1	GMOC LOS Definition .....	II.5-25
Table	B.2	Freeway Segment LOS Threshold Descriptions.....	II.5-26
Table	B.3	Chula Vista Segment Capacity & LOS Standards ADT Volumes .....	II.5-27
Table	B.4	Arterial LOS Threshold Descriptions .....	II.5-27
Table	B.5	Average Daily Traffic Volumes.....	II.5-28
Table	B.6	Intersection LOS Threshold Descriptions.....	II.5-28
Table	B.7	LOS Thresholds for Signalized Intersections .....	II.5-29
Table	B.8	Intersection LOS Threshold Descriptions.....	II.5-30
Table	B.9	LOS Thresholds for Unsignalized Intersections .....	II.5-30
Table	B.10	Existing Street Segment Operations .....	II.5-34
Table	B.11	Existing Intersection Operations.....	II.5-36
Table	B.12	Trip Generation Summary Proposed Project .....	II.5-39
Table	B.13	Near & Long-term Segment Operations .....	II.5-41
Table	B.14	Near-Term Intersection Operations .....	II.5-42
Table	B.15	Windstar Pointe Resort TDIF Fees .....	II.5-47
Table	B.16	Windstar Pointe Resort Traffic Signal Fees.....	II.5-47
Table	C.1	Historic Response Times .....	II.5-52
Table	C.2	Police Fees .....	II.5-53
Table	D.1	Fire Station Inventory .....	II.5-54
Table	D.2	Fire/EMS Response Times since 1994 .....	II.5-55
Table	D.3	Fire/EMS Fee.....	II.5-56
Table	E.1	Chula Vista Elementary School District Enrollment vs. Capacity .....	II.5-59
Table	E.2	Future Library Facilities .....	II.5-60
Table	E.3	Student Generation .....	II.5-61
Table	F.1	Existing Library Facilities .....	II.5-64
Table	F.2	Future Library Facilities .....	II.5-65
Table	F.3	Library Space Demand vs. Supply.....	II.5-65
Table	F.4	Library Fee.....	II.5-66
Table	G.1	Quimby Act Parkland Requirements .....	II.5-68
Table	G.2	Parkland Dedication Ordinance Standards .....	II.5-68
Table	G.3	Parkland Dedication Requirements per City Ordinance .....	II.5-68
Table	G.4	SPA Amendment Plan Park Acres and Eligible Credits .....	II.5-69
Table	G.5	Estimated Park Acreage Demand Compared to Supply .....	II.5-69

Table	G.6	SPA Amendment Park Land Dedication Required.....	II.5-70
Table	G.7	Park Acquisition and Development (PAD) Fees Development Component .....	II.5-72
Table	G.8	Public Facilities Fees For Recreation .....	II.5-74
Table	H.1	Water Pressure Criteria.....	II.5-76
Table	H.2	Projected On-Site Water Demands .....	II.5-77
Table	I.1	Adopted Wastewater Flow Projections.....	II.5-82
Table	I.2	Sewage Flow and Treatment Capacity .....	II.5-83
Table	I.3	Development Projections for Reach 5 .....	II.5-84
Table	I.4	Critical Reach Gravity Sewer Calculation.....	II.5-85
Table	I.5	Estimated Sewer Impact Fees .....	II.5-86
Table	J.1	Historical & Post Project Flow Rates .....	II.5-91
Table	K.1	Civic Fee for Windstar Pointe Resort .....	II.5-98
Table	L.1	Corporation Yard Fee for Windstar Pointe Resort.....	II.5-100
Table	M.1	Public Facilities Fees for Administration Facilities .....	II.5-101
Table	N.1	Net Fiscal Impact on the City of Chula Vista .....	II.5-104

## **EXECUTIVE SUMMARY**

This supplemental Public Facilities Finance Plan (PFFP) Amendment addresses the public facility needs associated with the proposed Windstar Pointe Resort project. An amendment to the EastLake III SPA Plan is required to remove the references to the previously-approved active seniors project (aka The EastLake III – Seniors Project) (“the Seniors Project”) and to address the “Windstar Pointe Resort” project. The proposed project is similar to the previously-approved Seniors Project and has the same number of 494 residential units.

The existing supplemental PFFP, dated April 13, 2006, addresses the public facility needs associated with an 18.4 acre multi-family seniors project. The EastLake III SPA Plan Amendment was approved by the Chula Vista City Council on June 20, 2006 (Resolution Number 2006-190). This amendment converted the aforementioned 18.4 acre site from the C-2, Tourist Commercial, to the VR-13, Multi-Family Seniors, designation. The amendment also reconfigured the CPF-1 and VR-12 sites without changing the size or density of the VR-12 site but increased the CPF-1 site from 10.8-acres to 12.9-acres. In addition, the amendment reduced the Open Space (OS) from 136.7-acres to 134.6-acres. The PFFP supplement was prepared under the requirements of the City of Chula Vista’s Growth Management Program and Implementation Ordinance Number 2448.

The preparation of a supplemental PFFP amendment is required in conjunction with the preparation of the EastLake III General Development Plan (GDP) Amendment and the EastLake III Sectional Planning Area (SPA) Plan Amendment. This supplemental PFFP amendment ensures that the future development of the Windstar Pointe Resort project is consistent with the overall goals and policies of the City’s General Plan, Growth Management Program, the Amended EastLake III GDP and the Amended EastLake III SPA Plan. Further, the PFFP ensures that the development of the project will not adversely impact the City’s Quality of Life Standards.

The Windstar Pointe Resort planning area encompasses approximately 18.4 gross acres within the City of Chula Vista. The site is located between the Olympic Training Center (OTC) on the South and EastLake Vistas to the North. The site is a peninsula shape fronting on Olympic Parkway extending eastward towards the Lower Otay Reservoir. The site is approximately 9 miles east of the Chula Vista Civic Center. Exhibit 1 and 2 both illustrate the location of the Windstar Pointe Resort site and its proximity to the existing development within the EastLake community. The OTC is located to the south and west as well as bordering the Windstar Pointe Resort Project.

The project site is designated as High Density Residential in the City General Plan, and EastLake III GDP and SPA. The site is designated VR-13 Multi-Family Seniors on the approved SPA Site Utilization Plan. The SPA Plan Amendment will remove the “Seniors” designation. As envisioned in the approved GDP, the project site would accommodate the High Density Residential component of the GDP. The site was rough graded in 2002.

The project will consist of one primary development phase. Actual construction on individual building sites may occur over a several year period, which is similar to The EastLake Company’s experience with EastLake I and II projects.

### **A. Public Facility Cost and Fee Summary**

The following discussion identifies and summarizes the various facility costs associated with development of the 18.4-acre Windstar Resort project. The facilities and their cost are identified in detail in this supplemental PFFP. Each subsection indicates a recommended financing alternative for threshold facilities based upon current City practices and policies. However, where another financing mechanism may be shown at a later date to be more effective, the City may

implement such other mechanisms in accordance with City policies. In addition, Table A.1 summarizes the public facility phasing and associated costs within a table format.

Transportation Development Impact Fees (TDIF) generated by the Windstar Pointe Resort project total approximately \$3,194,204. Traffic Signal Fees generated by the project are approximately \$84,622. These fees do not include any credits the developer may have or may receive through a Development Agreement.

Backbone sewer and water improvements will be funded, in part, through the payment of DIF fees and capacity fees established for these purposes. The Developer will fund on-site facilities.

The total costs for the Windstar Pointe Resort project Capital Improvement Plan (CIP) Potable Water and Recycled Water Facilities will be determined by the Otay Water District (OWD). According to the OWD policy No. 26, OWD will provide reimbursement for construction and design costs associated with development of these improvements or pursuant to any agreement or provision in effect at the time.

The estimated fee cost for Wastewater for the Windstar Pointe Resort project is approximately \$1,781,364 (does not include the Administration Fee for sewer connection permit). The entire project site is within the Salt Creek Sewer Basin DIF.

The Windstar Pointe Resort project will ~~not~~ trigger development impact fees for schools.

Police, fire and emergency medical services, parks (acquisition and development fees), recreation and libraries, civic center, corporation yard, and other public facilities will be funded from revenues generated from the payment of Public Facilities Development Impact Fees at building permit issuance. These fee revenues total approximately \$8,033,570.

**B. Public Facility Thresholds**

City Council Resolution Number 13346 identified eleven different public facilities and services with related threshold standards and implementation measures. The following is a summary of the threshold compliance by the Windstar Pointe Resort project:

1. Traffic: Based upon the *Traffic Impact Analysis for the Windstar Pointe Resort, dated October 18, 2007 by Linscott, Law & Greenspan* the threshold compliance is projected to be maintained with implementation of the improvements identified in Section II.5.4.1.16 of this PFFP amendment and the payment of TDIF fees. The Windstar Resort project shall be conditioned to pay TDIF Fees and Traffic Signal Fees at the rate in effect at the time building permits are issued.
2. Police: Threshold compliance will be met with the payment of public facility fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made. The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.
3. Fire and Emergency Medical Response: Threshold compliance will be met with the payment of public facility fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made. The City will continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Commission (GMOC) on an annual basis.

4. Water: Threshold compliance will be met by the following:
  - a) The Developer shall request and deliver to the City a service availability letter from the OWD prior to the issuance of building permits.
  - b) The Developer shall provide potable water improvements according to OWD's Water Resource Master Plan and approved Sub-Area Master Plan (SAMP).
  - c) The Developer shall provide recycled water improvements according to the SAMP. The OWD and the City of Chula Vista will coordinate recycled water requirements for the project. The phased construction of recycled water facilities, based on the SAMP, will be incorporated into the conditions of approval for the project.
5. Sewer: Threshold compliance will be met through the payment of sewer fees and the Salt Creek DIF by the developer, the construction of the city required facilities as identified in this PFFP and conditions of approval prior to the issuance of building permits.
6. Drainage: Threshold compliance will be met by the construction of city-required drainage facilities by the developer. Drainage facilities include but are not limited to graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, storm-water treatment devices, etc. In addition, the developer shall comply with all Federal, State, City of San Diego and City of Chula Vista water quality regulations and requirements.
7. Air Quality: The City continues to provide a development forecast to the APCD in conformance with the threshold standard. Prior to approval of building permits for each phase of the project, the applicant shall demonstrate that air quality control measures outlined in the EastLake III Air Quality Improvement Plan amendment pertaining to the design, construction and operational phases of the project have been implemented.
8. Fiscal: The EastLake III project including the Windstar Pointe Resort Project provides a positive fiscal impact of \$620,300 in the first year and remains positive through to build-out.
9. Civic Center and Corporate Yard and other facilities: Threshold compliance will be met through the collection of the public facilities fees at the rate in effect at the time building permits are issued.

**GENERAL CONDITIONS  
FOR  
EASTLAKE III - WINDSTAR POINTE RESORT  
SUPPLEMENTAL PFFP AMENDMENT**

- A. All development within the boundaries of the Supplemental PFFP, as amended, for the Windstar Pointe Resort Project shall conform to the provisions of Section 19.09 of the Chula Vista Municipal Code (Growth Management Ordinance) and to the provisions and conditions of this Supplemental PFFP.
- B. All development within the boundaries of the Supplemental PFFP, as amended, for the Windstar Pointe Resort Project shall be required to pay development impact fees for public facilities, transportation and other applicable fees pursuant to the most recently adopted program by the City Council, and as amended from time to time. Development within the boundaries of the Windstar Pointe Resort shall also be responsible for fair share proportionate fees that are necessary to meet the adopted facility performance standards as they relate to the SPA Plan.
- C. The Supplemental PFFP, as amended, shall be implemented in accordance with Chula Vista Municipal Code 19.09.090. Future amendments shall be in accordance with CVMC 19.09.100 and shall incorporate newly acquired data, to add conditions and update standards as determined necessary by the City through the required monitoring program. Amendment to this Plan may be initiated by action of the Planning Commission, City Council or property owners at any time. Any such amendments must be approved by the City Council.
- D. Approval of this Supplemental PFFP, as amended, does not constitute prior environmental review for projects within the boundaries of this Plan. All future projects within the boundaries of this Supplemental PFFP shall undergo environmental review as determined appropriate by the City of Chula Vista.
- E. Approval of this Supplemental PFFP, as amended, does not constitute prior discretionary review or approval for projects within the boundaries of the Plan. All future projects within the boundaries of the Windstar Pointe Resort project area shall undergo review in accordance with the Chula Vista Municipal Code. This Supplemental PFFP analyzes the maximum allowable development potential for planning purposes only. The approval of this plan does not guarantee specific development densities.
- F. The facilities and phasing requirements identified in this Supplemental PFFP, as amended, are based on the SPA Plan, which assumes that 18.4 acres with 494 Multi-Family Dwelling Units will be constructed. If there are changes, the total number of Dwelling Units calculated may change and facility requirements shall be adjusted proportionately.
- G. The plan analysis is based upon one single phase of development as presented in this document. Any changes to phasing shall require an amendment to the Supplemental PFFP, as amended.



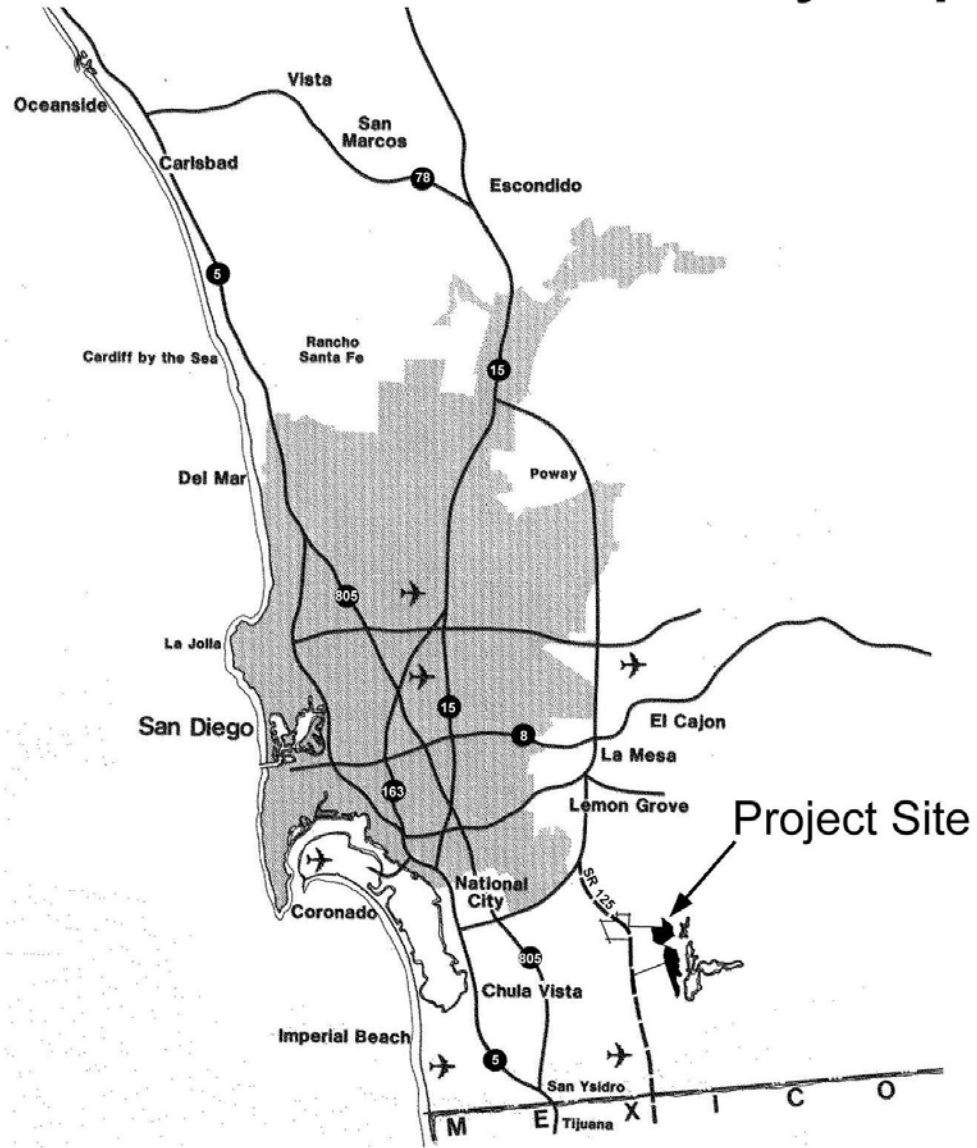
**Table A.1**  
**Windstar Pointe Resort Summary of Facilities<sup>1</sup>**

Facility	Facility Description	Fee Estimate	DIF Program	Timing	Funding Source	Financing
Transportation	Transportation Facilities	\$3,194,204	Transportation Facilities in Eastern Territories	Pay prior to issuance of Building Permit	DIF const./exaction	Fee Program
	Traffic Signal	\$84,622	Traffic Signal Fee		DIF exaction	Fee Program
<b>Subtotal</b>		<b>\$3,278,826</b>				
Potable Water	980 Zone	To be Determined by OWD	City DIF fees do not apply to the OWD	Provide City Engineer OWD water availability letter and required improvements prior to issuance of Building Permit.	OWD CIP Fees	Capacity Fees and Exactions
Recycled Water (If Required)	950 Zone	To be Determined by OWD	City DIF fees do not apply to the OWD		OWD CIP Fees	Capacity Fees and Exactions
Sewer	Connect to exist sewer	\$492,765	Salt Creek Sewer DIF	Pay prior to issuance of Building Permit	DIF exaction	Fee Program
		\$1,288,599	Sewer Participation Fee		CIP/Development	Fee Program
Drainage	Connect to exist SD	N/A	DIF not required for Salt Creek	N/A	Developer funded	Exaction
Schools	No specific facility	N/A	School Fees	Provide documentation that school fees have been paid prior to issuance of Building Permit	Mello-Roos CFD	CFD
Parks	PAD Fees <sup>2</sup>	\$4,225,818	PAD Fees	Pay prior to issuance of Building Permit	PAD Fees	Fee Program
Recreation	Pay PFDIF Fee	\$488,072	Public Facilities DIF	Pay prior to issuance of Building Permit	\$988/MF DU.	Fee Program
Library	Pay PFDIF Fee	\$643,188	Public Facilities DIF	Pay prior to issuance of Building Permit	\$1,302/MF DU.	Fee Program
Fire & EMS	Pay PFDIF Fee	\$407,056	Public Facilities DIF	Pay prior to issuance of Building Permit	\$824/MF DU.	Fee Program
Police	Pay PFDIF Fee	\$798,798	Public Facilities DIF	Pay prior to issuance of Building Permit	\$1,617/MF DU.	Fee Program
Civic	Pay PFDIF Fee	\$1,059,630	Public Facilities DIF	Pay prior to issuance of Building Permit	\$2,145/MF DU.	Fee Program
Corporate Yard	Pay PFDIF Fee	\$159,562	Public Facilities DIF	Pay prior to issuance of Building Permit	\$323/MF DU.	Fee Program
Administrative	Pay PFDIF Fee	\$251,446	Public Facilities DIF	Pay prior to issuance of Building Permit	\$509/MF DU.	Fee Program
<b>Subtotal</b>		<b>\$9,814,934</b>				
<b>Total</b>		<b>\$13,093,760</b>				

<sup>1</sup> Fees presented in this table are estimates only. The actual fee will be calculated prior to building permit issuance.

<sup>2</sup> See section II.5.4.6.8.1 for the details of the in-lieu agreement for Acquisition Fee and the requirement for the Development fee.

# Vicinity Map



**Exhibit 1**

# Project Location

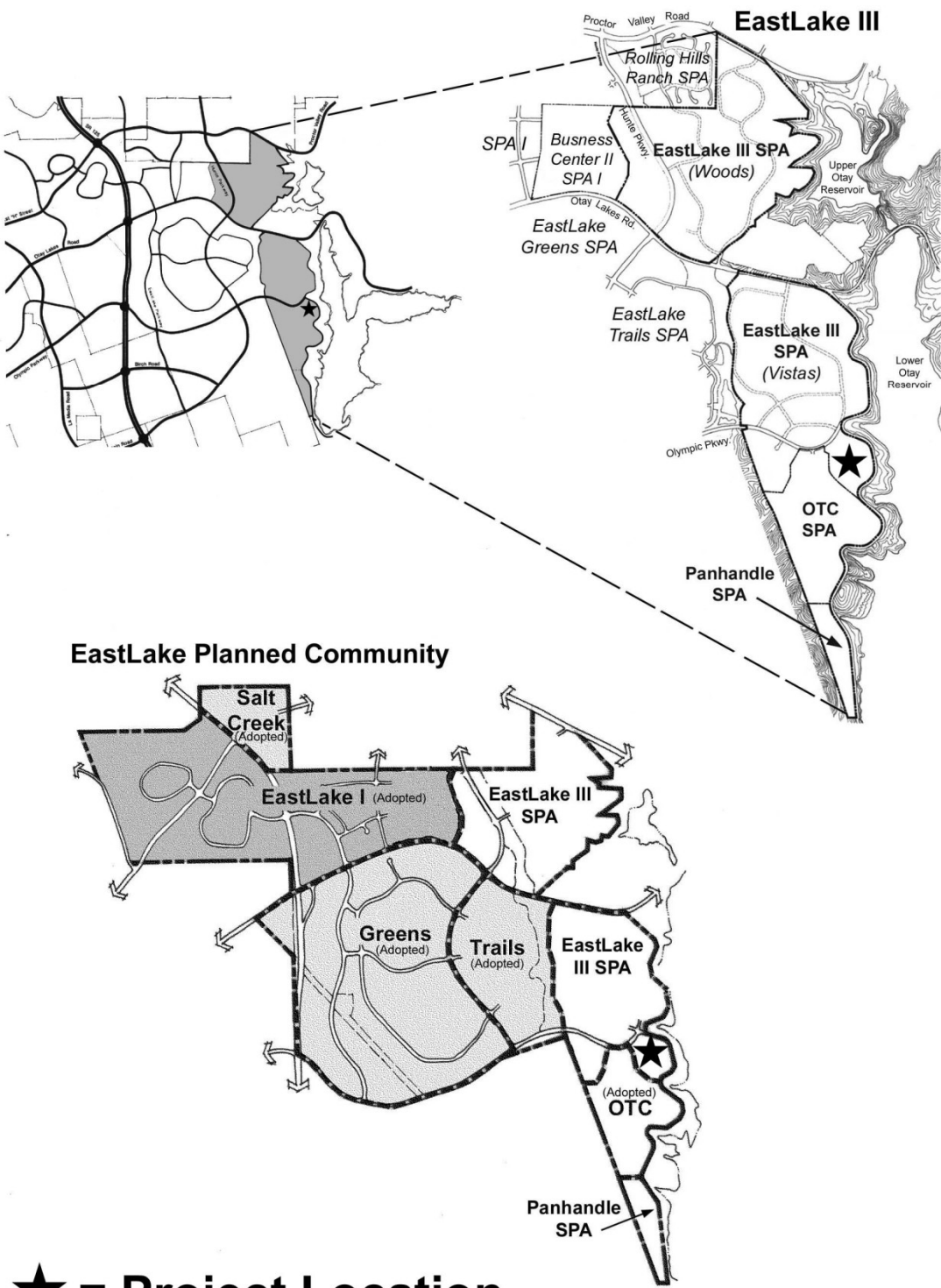


Exhibit 2

### **II.5.1. INTRODUCTION:**

This document amends the EastLake III – Seniors Project Supplemental PFFP. This Supplemental PFFP amendment identifies each improvement needed to service the Windstar Pointe Resort project, with the appropriate funding sources.

The implementing actions covered by the PFFP are:

- Use of Public Financing Mechanisms where applicable.
- Construction of major streets, sewer, water and drainage facilities.
- Internal subdivision improvements pursuant to the Subdivision Map Act.
- Provision of other public facilities.
- Maintenance of certain facilities such as open space areas and street medians.

#### **II.5.1.1 BACKGROUND:**

A Master Environmental Impact Report was completed for the 3,073-acre EastLake community in February, 1982, which considered the impacts associated with the annexation of the project site from the County of San Diego to the City of Chula Vista, as well as the potential impacts associated with the implementation of a General Plan amendment, rezoning, and General Development Plan for the future EastLake development. The discretionary actions associated with the EastLake proposal, including the zoning of the project area to Planned Community (PC) and adoption of the EastLake Policy Plan, were approved by the City of Chula Vista in August, 1982.

As its name suggests, the EastLake III General Development Plan (GDP) is the third in a series of approvals addressing development of the EastLake Planned Community. The first EastLake GDP, identified as EastLake I, included approximately forty percent of the property and was adopted in 1982. The EastLake I SPA included three residential neighborhoods, EastLake Hills, EastLake Shores, and Salt Creek I, along with the EastLake Business Center I employment center and EastLake Village Center commercial area.

The second major increment to the EastLake Planned Community was the planning of the EastLake Greens and EastLake Trails residential neighborhoods, located east of the proposed alignment of SR-125, between Otay Lakes Road, and Olympic Parkway. These two neighborhoods were planned as separate SPAs within the EastLake II GDP. At the time of approval, the EastLake II GDP was merged with the EastLake I GDP and the two areas combined are now known as the EastLake II GDP (see Exhibit 2).

Concurrent with the planning of EastLake II, the opportunity to develop the Olympic Training Center (OTC) was recognized. In order to allow for the preparation of a SPA Plan for the OTC, the original EastLake III GDP was adopted in 1990. An OTC SPA plan was subsequently approved and the training facility built.

In 1999, the EastLake Business Center II was removed from the EastLake III GDP and added to the EastLake II GDP to allow its accelerated development in response to economic development opportunities.

The project site is designated as High Density Residential in the City General Plan, and EastLake III GDP and SPA. The site is designated “VR-13” on the approved SPA Site Utilization Plan. As envisioned in the approved GDP, the project site would accommodate the High Density Residential component of the GDP.

The EastLake III SPA Plan Amendment, approved in 2006, converted the site from the C-2 (Commercial Tourist) to the “VR-13” Multi-Family Seniors designation. The amendment also reconfigured the CPF-1 and VR-12 sites without changing the size or density of the VR-12 site but increasing the CPF-1 site from 10.8-acres to 12.9-acres. In addition, the amendment reduced the Open Space (OS) from 136.7-acres to 134.6-acres.

In 2007, an amendment to the EastLake III SPA Plan was submitted to the City of Chula Vista to remove the references to the active seniors project (aka The EastLake III – Seniors Project) and replace it with the Windstar Pointe Resort Luxury Apartment project. The proposed project is similar to the previous approved Seniors Project and has the same number of 494 multi-family residential units. This supplemental PFFP Amendment addresses the public facility needs associated with the proposed Windstar Pointe Resort project.

#### **II.5.1.2 PURPOSE:**

The purpose of this document is to amend the 2006 Project Supplemental PFFP. That supplemental PFFP was prepared to supplement the original 2001 EastLake III PFFP and applies to the SPA Plan Amendments to the activity core south of the Vistas portion of the EastLake III GDP and SPA Plan. The project area was not built and the property is now proposed to be developed. Regarding the required public facilities needs, the supplemental PFFP, as amended, identifies a preliminary cost estimate for each improvement installation, phasing and appropriate funding sources.

The purpose of all PFFP's in the City of Chula Vista is to implement the City's Growth Management Program and to meet the General Plan goals and objectives, specifically those of the Growth Management Element. The Growth Management Program ensures that development occurs only when the necessary public facilities and services exist or are provided concurrent with the demands of new development. The Growth Management Program requires that a PFFP be prepared for every new development project, which requires either SPA Plan or tentative map approval. Similarly, amendments to a SPA Plan require an amendment or a supplement to the PFFP.

The PFFP is intended to be a dynamic and flexible document. The goal of the Financing Plan is to assure adequate levels of service are achieved for all public facilities impacted by the project. It is understood that assumed growth projections and related public facility needs are subject to a number of external factors, such as the state of the economy, the City's future land use approval decisions, etc. It is also understood that the funding sources specified herein may change due to financing programs available in the future or requirements of either state or federal law. It is intended that revisions to cost estimates and funding programs be handled as administrative revisions, whereas revisions to the facilities-driven growth phases are to be accomplished through an update process via an amendment to or a supplement to the PFFP.

### II.5.1.3 ASSUMPTIONS

There are a number of key assumptions implicit to this supplemental PFFP Amendment. The assumptions play a major part in determining public facility needs, the timing of those needs and the staging of growth corresponding to the various facilities. Key land use and phasing assumptions can be summarized as follows:

- A. The SPA Amendment for the EastLake III Windstar Pointe Resort affects one areas-within the EastLake Vistas portion of EastLake III (see adopted Site Utilization Plan (SUP) (see Exhibit 4) that is located south of Olympic Parkway adjacent to the OTC.
- B. This document amends the EastLake III SPA Plan Supplemental PFFP that was adopted on June 20, 2006.
- C. The EastLake III (GDP) Amendment, PC District Regulations Amendment, and the SPA Plan Amendment will regulate land use allocation and intensity of development for the VR-13 Multi-Family site.
- D. The proposed project consists of developing approximately 18.4 acres of High Density Multi-Family Residential designated land into 494 luxury apartments.
- E. One primary phase of development is envisioned to complete all the infrastructure improvements in a single increment. Build-out of all building sites may occur over a several year period.

### II.5.1.4. THRESHOLD STANDARDS:

Chapter 19.09 of the Chula Vista Municipal Code provides the requirements for the Chula Vista Growth Management Plan. Subsection 19.09.040 provides the Quality of Life Threshold Standards for each public facility and improvement. There are eleven (11) standards that address a variety of different public services and environmental issues. Several topics are related to services provided by city departments, such as police, fire, libraries, parks and recreation, traffic, and drainage facilities. Each of the 11 threshold standards is stated in terms of a goal, objectives, and one or more standards. Table A.4 2 provides a summary of the eleven “Threshold Standards.”

- A. **The Threshold Standards fall into three general categories:**
  - 1. *A performance standard measuring overall level of service* is established for police, fire and emergency medical services, sewers, drainage facilities, and traffic;
  - 2. *A ratio of facilities to population* is established for park and recreation facilities, and libraries; and
  - 3. *A qualitative standard* is established for schools, water, air quality, and fiscal impacts.

The qualitative standard pertains to some services that are provided by agencies outside of the city -- schools are provided by the Chula Vista Elementary School District and the Sweetwater High School District; water service is provided by two independent water districts (Otay Water District and Sweetwater Authority); and sewer service is provided by the City of Chula Vista and has an agreement with the City of San Diego to treat the waste water. Finally, the air-quality and fiscal threshold standards do not relate to specific public services but are intended to determine whether growth is having an adverse impact on two other measures of quality of life: the air quality within the region and the city's overall fiscal health.

<b>Table A.2</b> <b>Chula Vista's Threshold Standards</b>	
<b>Air Quality</b>	Annual report required from Air Pollution Control District on impact of growth on air quality.
<b>Fiscal</b>	Annual report required evaluating impacts on growth on city operations, capital improvements, and development impact fee revenues and expenditures.
<b>Police</b>	Respond to 84% of the Priority I emergency calls within 7 minutes and maintain average response time of 4.5 minutes. Respond to 62% of Priority II urgency calls within 7 minutes and maintain average response time of 7 minutes.
<b>Fire/EMS</b>	Respond to calls within 7 minutes in 85% of all cases.
<b>Schools</b>	An annual report is required to evaluate the school district's ability to accommodate new growth.
<b>Library</b>	Provide 500 square feet of library space adequately equipped and staffed per 1,000 population.
<b>Parks &amp; Recreation</b>	Maintain 3 acres of neighborhood and community parkland with appropriate facilities per 1,000 residents east of Interstate 805.
<b>Water</b>	Annual report from water service agencies on impact of growth and future water availability.
<b>Sewer</b>	Sewage flows and volumes shall not exceed City Engineering Standards. Annual report from Metropolitan Sewer Authority on impact of growth on sewer capacity.
<b>Drainage</b>	Storm flows and volume shall not exceed City Engineering Standards. Annual report reviewing performance of city's storm drain system.
<b>Traffic</b>	Maintain Level of Service (LOS) "C" or better as measured by observed average travel speed on all signalized arterial streets, except, that during peak hours, an LOS "D" can occur for no more than any 2 hours of the day. Those signalized intersections west of Interstate 805 that do not meet the above standard may continue to operate at their 1991 LOS but shall not worsen.

**B. The Threshold Standards are applied in three ways:**

1. Many of the standards were used in the development and evaluation of the city's General Plan to ensure that quality-of-life objectives are met at the time of General Plan build-out during a 20-to-25 year period;
2. Certain standards are used in the evaluation of individual development projects to determine the possible impacts of the project and to apply appropriate conditions and requirements in order to mitigate those impacts; and
3. All of the standards are monitored by the Growth Management Oversight Commission (GMOC) on an annual basis to ensure that the cumulative impacts of new growth do not result in a deterioration of quality of life, as measured by these standards.

Threshold standards are used to identify when new or upgraded public facilities are needed to mitigate the impacts of new development. Building permits will not be issued unless compliance with these standards can be met. These threshold standards have been prepared to guarantee that public facilities or infrastructure improvements will keep pace with the demands of growth.

#### **II.5.1.5. PFFP BOUNDARIES:**

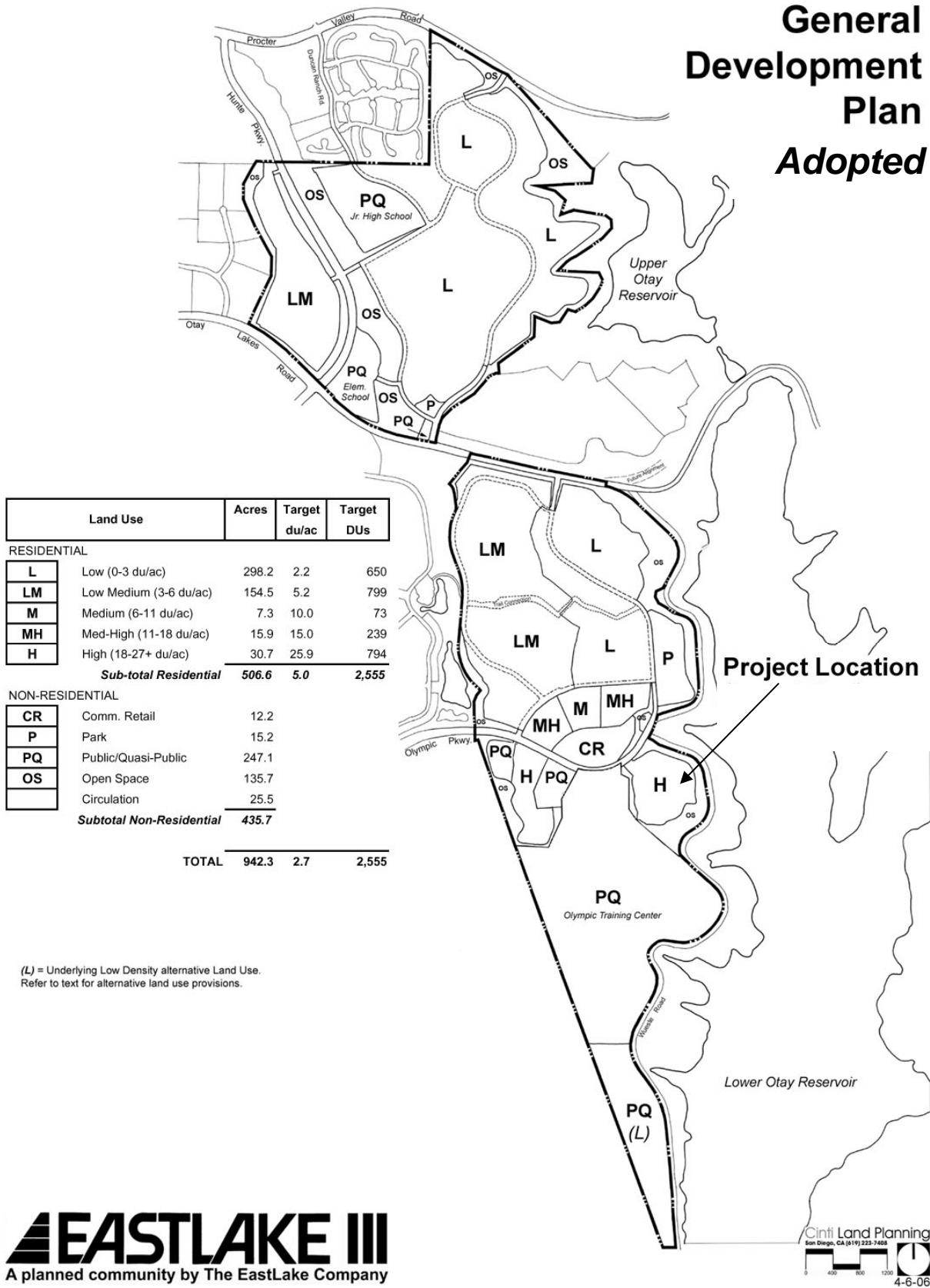
The Growth Management Implementation Ordinance requires that the City shall establish the boundaries of the PFFP at the time a SPA Plan or Tentative Map is submitted by the applicant. The boundaries shall be based upon the impact created by the Project on existing and future need for facilities. The project boundaries will correlate the proposed development project with existing and future development proposed for the area of impact to provide for the economically efficient and timely installation of both onsite and offsite facilities and improvements required by the development. In establishing the boundaries for the PFFP, the City shall be guided by the following considerations:

- A. Service areas, drainage, sewer basins, and pressure zones that serve the Project;
- B. Extent to which facilities or improvements are in place or available;
- C. Ownership of property;
- D. Project impact on public facilities relationships, especially the impact on the City's planned major circulation network;
- E. Special district service territories;
- F. Approved fire, drainage, sewer, or other facilities or improvement master plans.

The boundary of the Windstar Pointe Resort Project was established using the above criterion. The Supplemental PFFP Amendment boundaries are congruent with the Adopted GDP (see Exhibit 3) Area and the EastLake III SPA Plan Area (See Site Utilization Plan, Exhibit 4).



# General Development Plan *Adopted*



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7400  
4-6-06

**Exhibit 3**

**Adopted**

GDP Cat.	Acres	du/ac	DU
L	65.8	1.0	64
L	34.0	1.7	59
L	40.6	1.9	77
L	46.6	3.0	139
L	29.2	2.4	71
	<b>216.2</b>	<b>1.9</b>	<b>410</b>
LM	24.7	5.5	135
LM	18.3	6.7	122
	<b>43.0</b>	<b>6.0</b>	<b>257</b>
	<b>259.2</b>	<b>2.6</b>	<b>667</b>

L	22.8	2.5	56
L	22.3	3.0	68
L	36.9	3.1	116
LM	23.6	3.5	82
LM	17.9	3.7	67
LM	26.5	4.8	126
LM	18.1	5.5	99
LM	25.4	6.6	168
M	7.3	10.0	73
MH	7.7	15.0	116
MH	8.2	15.0	123
H	12.3	24.4	300
H	18.4	26.8	494
	<b>247.4</b>	<b>7.6</b>	<b>1,888</b>
	<b>506.6</b>	<b>5.0</b>	<b>2,555</b>

CR 12.2  
P 13.5  
L 1.7  
PQ 14.3  
PQ 24.8  
PQ 1.1  
PQ 12.9

## Project Location



**EastLake III Windstar Pointe Resort  
Supplemental PFFP Amendment**

## II.5.2. DEVELOPMENT SUMMARY

The Windstar Pointe Resort Project is proposed on a site east of the OTC and south of Olympic Parkway. The site is designated VR-13 on the approved Site Utilization Plan in the Eastlake III SPA Plan. The property is located south of the intersection between Olympic Parkway and Wueste Road in the City of Chula Vista, California. The site is currently accessed from an unpaved driveway along Olympic Parkway near the northwest corner of the property. Olympic Parkway bounds the northwest portions of the site, and Wueste Road forms the irregular property boundary on the northeast, east and southeast portions of the property. The Lower Otay, Reservoir is located just east of Wueste Road. The OTC is located to the west of the site. The approximate location and extent of the site is shown on the Site Location Map (Exhibit 2).

The proposed project consists of developing the approximately 18.4 acres of High Density Multi-Family Residential land into a luxury apartment project. The approved seniors project converted 18.4 acres of Commercial-Tourist designated land to High Density Multi-Family Residential land. In addition, the seniors project reconfigured the CPF-1 and VR-12 sites. The reconfiguration increased the single CPF-1 site from 10.8 acres to 12.9 acres in two sites and decreased the 136.7 acres of OS to 134.6 acres. The VR-12 site remained at 12.3 acres with the original SPA density. The seniors project approval increased the total of residential units in EastLake III from 2,061 dwelling units to 2,555 dwelling units. Table A.3 provides a comparison of the GDP and SPA Plans.

Table A.3 GDP and SPA Plan Statistical Comparison						
RESIDENTIAL						
GDP Designation	SPA Designation	GDP Statistics		SPA Plan		Average Density
		Acres	DU	Acres	DU	
EastLake Woods						
Low	WR-1 - WR-5	216.2	410	216.2	410	1.9 du/ac
Low-Medium	WR-6 - WR-7	43.0	257	43.0	257	6.0 du/ac
Subtotal		259.2	667	259.2	667	
EastLake Woods Avg. Density				SPA = Low Density, 2.6 du/ac		
EastLake Vistas						
Low	VR-1	22.0	56	82.0	56	2.5 du/ac
Low-Medium	VR-3 - VR-8	170.7	658	111.1	658	4.3 du/ac
Medium	VR-9	7.3	73	7.3	73	10 du/ac
Medium-High	VR-10-VR-11	15.0	239	15.0	239	15 du/ac
High	VR-12-VR-13	30.7	794	30.7	794	25.9 du/ac
Subtotal		247.4	1,888	247.4	1,888	
EastLake Vistas Avg. Density				SPA = Medium Density, 6.1 du/ac		
Residential Subtotal		506.6	2,555	506.6	2,555	5.0 du/ac
EastLake III Density				GDP = Low Medium 5.0 du/ac SPA = Low Medium 5.0 du/ac		

Table A.3 (cont'd.) GDP and SPA Plan Statistical Comparison						
<b>NON-RESIDENTIAL</b>						
<b>EastLake Vistas</b>						
Retail Comm.	C-1	12.2		12.2		
Open Space	OS	137.8	--	134.6*		
Public/PQ	PQ-1 - PQ-3	40.2	--	40.2	--	--
CPF	CPF-1	10.8		12.9*	--	--
Parks & Rec.	P-1 - P-2	15.2		15.2	--	--
Circulation		25.5		25.5	--	--
Subtotal		241.7		241.7		
<b>Olympic Training Center SPA</b>						
Public/PQ	PQ	150	--	N/A	--	--
<b>Panhandle Parcel (future SPA)</b>						
Public/PQ	N/A	45	--	N/A	--	
<b>Nonresidential Subtotal</b>		<b>436.7</b>	<b>--</b>	<b>241.7</b>	<b>--</b>	
<b>TOTALS</b>		<b>946.7</b>	<b>2,555</b>	<b>748.3</b>	<b>2,555</b>	<b>3.4 du/ac</b>
* Note: These statistics were adjusted based on adopted subdivision statistics.						

Source: Cinti Land Planning

Actions that need to be approved by the City Council include, but not limited to: a GDP Amendment; a SPA Plan Amendment; PC District Regulations Amendment; and a revision to the EastLake III Affordable Housing Program Project CEQA documents have been prepared concurrently to document potential environmental impacts and identify mitigation measures to reduce potential impacts to below significance or eliminate potential impacts. Further, no new CEQA mitigation measures are required for the Windstar Pointe Resort project.

Subsequent to the approval of all the SPA level documents, grading and improvement plans will be prepared. These will provide the necessary details to actually construct the project described by the SPA level documents. These plans, the construction process and ultimate uses/activities within the SPA are required to be consistent with the applicable provisions of this Supplemental PFFP Amendment.

**II.5.2.1. DEVELOPMENT PHASING:**

One primary phase of development is envisioned due to the need of the project to complete the infrastructure improvements in a single increment. However, actual construction on individual building sites may occur over a several year period, as has been experienced within the existing Village Center/Business Center. This project will not be phased. A summary of the infrastructure public facility timing is provided in the following table.

<b>Table A.4 Windstar Pointe Resort/Public Facility Timing</b>			
<b>Facility</b>	<b>Facility Description</b>	<b>Timing</b>	<b>Financing Method</b>
<b>Traffic</b>	Street Improvements	Prior to issuance of Building Permits	Subdivision exaction
	Pay DIF Fees	Prior to issuance of Building Permits	Fee Program
	Traffic Signal Fee	Prior to issuance of Building Permits	Fee Program
<b>Potable Water</b>	Service Avail Letter from OWD to City	Prior to issuance of Building Permits	N/A
	Water Improvements per OWD & SAMP	Prior to issuance of Building Permits	Capacity Fees and Exactions
	OWD CIP Fees	Prior to issuance of Building Permits	Capacity Fees and Exactions
<b>Recycled Water</b>	Improvements per OWD & SAMP	Prior to issuance of Building Permits	Capacity Fees and Exactions
<b>Sewer</b>	Connection to Salt Creek Basin Fee (Salt Creek Sewer DIF)	Prior to issuance of Building Permits	Fee Program
	Pay Sewerage Participation Fee	Prior to issuance of Building Permits	Fee Program
<b>Storm Drain</b>	Connect to exist. public storm drain system	Prior to issuance of Building Permits	Subdivision exaction
<b>Schools</b>	No specific facility Subject to School Fees	Pay-Prior to issuance of Building Permit	Mello-Roos CFD
<b>Parks</b>	Pay PAD Fees <sup>3</sup>	Prior to issuance of Building Permit	Fee Program
<b>Recreation</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Library</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Fire &amp; EMS</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Police</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Civic</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Corp. Yd.</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program
<b>Admin</b>	Pay PFDIF Fee	Prior to issuance of Building Permit	Fee Program

<sup>3</sup> Given the lack of available acreage that could be acquired to serve the development, according to city staff, the developer has negotiated a waiver of the acquisition component of the PAD Fee in exchange for a payment of \$2,666,260, which can be utilized to fund construction of park and public facilities serving the EastLake Community (See section II.5.4.6.8.1). Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City.

## II.5.2.2 DEVELOPMENT IMPACT FEES

### A. Transportation

The current Transportation Development Impact Fee (TDIF) Ordinance sets forth the calculation of development impact fees. This PFFP uses the CVMC Chapter 3.54 as the basis for the estimated TDIF fees. Table A.5 below illustrates the current fee schedule:

<b>Table A.5 TDIF Schedule</b>		
<b>Land Use Classification</b>		<b>TDIF Rate</b>
Residential (Low)	0-6 dwelling units per gross acre	\$10,777 per DU
Residential (Med.)	6.1-18 dwelling units per gross acre	\$8,622 per DU
Residential (High)	>18.1 dwelling units per gross acre	\$6,466 per DU
Senior housing		\$4,311 per DU
Residential mixed use	>18 dwelling units per gross acre	\$4,311 per DU
Commercial mixed use	< 5 stories in height	\$172,432 per 20,000 sq. ft.
General commercial (acre)		\$172,432 per acre
Regional commercial (acre)	> 60 acres or 800,000 sq. ft.	\$118,547 per acre
High rise commercial (acre)	> 5 stories in height	\$301,756 per acre
Office (acre)	< 5 stories in height	\$96,993 per acre
Industrial RTP (acre)		\$86,218 per acre
18-hole golf course		\$754,390 per acre
Medical center		\$700,505 per acre

## **B. Public Facilities**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The PFDIF is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The current fee for single-family residential development is \$8,136/unit, multi-family residential is \$7,708/unit, commercial (including office) development is \$25,874/acre and industrial development is \$8,173/acre. The PFDIF amount is subject to change as it is amended from time to time. The calculations of the PFDIF due for each facility are addressed in the following sections of this report. Table A.6 provides a break down of what facilities the fee funds.

<b>Table A.6<sup>4</sup></b>				
<b>Public Facilities Estimated DIF Fee Components</b>				
<b>Component</b>	<b>Single Family /DU</b>	<b>Multi-Family /DU</b>	<b>Commercial /Acre</b>	<b>Industrial /Acre</b>
<b>Civic Center</b>	\$2,264	\$2,145	\$7,224	\$2,283
<b>Police</b>	\$1,497	\$1,617	\$7,072	\$1,525
<b>Corporation Yard</b>	\$403	\$323	\$6,836	\$3,220
<b>Libraries</b>	\$1,302	\$1,302	\$0	\$0
<b>Fire Suppression</b>	\$1,144	\$824	\$3,025	\$6022
<b>GIS, Computers, Telecom &amp; Records Management</b>	\$0	\$0	\$0	\$0
<b>Administration</b>	\$538	\$509	\$1,717	\$543
<b>Recreation</b>	\$988	\$988	\$0	\$0
<b>Total per Residential Unit</b>	<b>\$8,136</b>	<b>\$7,708</b>		
<b>Total per Com'l/Ind. Acre</b>			<b>\$25,874</b>	<b>\$8,173</b>

The total number of acres for the Windstar Pointe Resort Project is 18.4. The calculations of the PFDIF due for each facility are addressed in the following sections of this report.

<sup>4</sup> DIF Fees based on Form 5509 dated 10/26/2007. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## II.5.4 FACILITY ANALYSIS

This portion of the PFFP contains 13 separate subsections for each facility addressed by this report. Of the 13 facilities, 11 have adopted threshold standards; the Civic Center and Corporation Yard do not. Table A.7 highlights the level of analysis for each facility.

<b>Table A.7</b>				
<b>Level of Analysis</b>				
<b>Facility</b>	<b>Citywide</b>	<b>East of I-805</b>	<b>Service Area Sub-basin</b>	<b>Special District</b>
Traffic	√	√		
Pedestrian Bridges			√	
Police	√			
Fire/EMS	√		√	
Schools				√
Libraries	√			
Parks, Recreation & Open Space		√		
Water			√	√
Sewer			√	
Drainage			√	
Air Quality	√			
Civic Center	√			
Corp. Yard	√			
Fiscal	√		√	

Each subsection analyzes the impact of the Windstar Pointe Resort Project based upon the adopted Quality of Life Standards. The analysis is based upon the specific goal, objective, threshold standard and implementation measures. The proposed SPA plan is used to determine facility adequacy and is referenced within the facility section.

Each analysis is based upon the specific project processing requirements for that facility, as adopted in the Growth Management Program. These indicate the requirements for evaluating the project consistency with the threshold ordinance at various stages (General Development Plan, SPA Plan/Public Facilities Finance Plan, Tentative Map, Final Map and Building Permit) in the development review process.

A service analysis section is included which identifies the service provided by each facility. The existing plus forecasted demands for the specific facility are identified in the subsection based upon the adopted threshold standard.

Each facility subsection contains an adequacy analysis followed by a detailed discussion indicating how the facility is to be financed. The adequacy analysis provides a determination of whether or not the threshold standard is being met and the finance section provides a determination if funds are available to guarantee the improvement. If the threshold standard is not being met, mitigation is recommended in the Threshold Compliance and Recommendations subsection which proposes the appropriate conditions or mitigation to bring the facility into conformance with the threshold standard.



## **II.5.4. PUBLIC FACILITIES THRESHOLD STANDARDS AND INFRASTRUCTURE REQUIREMENTS**

### **II.5.4.1. TRAFFIC**

#### **II.5.4.1.1. GMOC THRESHOLD STANDARDS:**

Citywide: Maintain Level of Service (LOS) “C” or better, as measured by observed average travel speed on all signalized arterial segments except that during peak hours a LOS of “D” can occur for no more than any two hours of the day.

#### **II.5.4.1.2 GMOC LEVEL OF SERVICE (LOS) DEFINITION**

Six levels of services (LOS) have been defined varying from A (free flow) to F (severe congestion). A general definition of LOS is summarized in Table B.1. The City of Chula Vista’s GMOC uses an LOS definition for signalized arterial segments as a method for evaluating and comparing traffic conditions. Arterial LOS measurements consider average weekday peak hours and exclude seasonal and special circumstance variations. The following table summarizes the GMOC Traffic Quality of Life Threshold Standard for signalized arterial streets:

<b>Table B.1 GMOC LOS Definition</b>			
<b>Level of Service</b>	<b>Average Travel Speed (mph)</b>		
	<b>Class 1</b>	<b>Class 2</b>	<b>Class 3</b>
A	> 35	> 30	> 25
B	> 28	> 24	> 19
C	> 22	> 18	> 13
D	> 17	> 14	> 9
E	> 13	> 10	> 7
F	< 13	< 10	< 7

*SOURCE: Highway Capacity Manual, 1994.*

The arterial streets are divided into the following three classifications:

- A. Class I arterials are roadways where free flow traffic speeds range between 35 mph and 45 mph and the number of signalized intersections per mile is less than four (4). There is no parking and there is generally no access to abutting property.
- B. Class II arterials are roadways where free flow traffic speeds range between 30 mph and 35 mph, the number of signalized intersections per mile range between four (4) and eight (8). There is some parking and access to abutting properties is limited.
- C. Class III arterials are roadways where free flow traffic speeds range between 25 mph and 35 mph, and the number of signalized intersections per mile are closely spaced. There is substantial parking and access to abutting property is unrestricted.

### II.5.4.1.3 FREEWAY SEGMENT LOS AND THRESHOLDS

The analysis of freeway segment LOS is based on the procedure developed by Caltrans District 11, which is based on methods described in the *1994 Highway Capacity Manual*. The procedure involves comparing the peak hour volume of the mainline segment to the theoretical capacity of the roadway (V/C). Directional and truck factors are also used to calculate the future freeway volumes. V/C ratios are then compared to the V/C ranges shown on the tables to determine the LOS for each segment. Caltrans recommends LOS E or better as an acceptable threshold for determining impacts on the regional freeway system. LOS E is used as the threshold of significance because a decrease from this level of service to LOS F determines the need to develop a freeway Deficiency Plan.

<b>Table B.2</b>			
<b>Caltrans District 11 Freeway Segment Level of Service Definitions</b>			
<b>LOS</b>	<b>V/C</b>	<b>Congestion/Delay</b>	<b>Traffic Description</b>
<i>Used for freeways, expressways and conventional highways</i>			
<b>A</b>	<0.41	None	Free flow
<b>B</b>	0.42-0.62	None	Free to stable flow, light to moderate volumes.
<b>C</b>	0.63-0.80	None to minimal	Stable flow, moderate volumes, freedom to maneuver noticeably restricted
<b>D</b>	0.81-0.92	Minimal to substantial	Approaches unstable flow, heavy volumes, very limited freedom to maneuver.
<b>E</b>	0.93-1.00	Significant	Extremely unstable flow, maneuverability and psychological comfort extremely poor.
<i>Used for conventional highways</i>			
<b>F</b>	<1.00	Considerable	Forced or breakdown flow. Delay measured in average travel speed (MPH). Signalized segments experience delays >60.0 sec./vehicle
<i>Used for freeways and expressways</i>			
<b>F(0)</b>	1.01-1.25	Considerable 0-1 hr delay	Forced flow, heavy congestion, long queues form behind breakdown points, stop and go.
<b>F(1)</b>	1.26-1.35	Severe 1-2 hr delay	Very heavy congestion, very long queues.
<b>F(2)</b>	1.36-1.45	Very Severe 2-3 hr delay	Extremely heavy congestion, longer queues, more numerous breakdown points, longer stop periods.
<b>F(3)</b>	>1.46	Extremely Severe 3+ hours of delay	Gridlock

SOURCE: Caltrans 1992

### Caltrans LOS Definition

The concept of LOS is defined as a qualitative measure describing operational conditions within a traffic stream, and the motorist's and/or passengers' perception of operations. A LOS definition generally describes these conditions in terms of such factors as speed, travel time, freedom to maneuver, comfort, convenience, and safety. LOS for freeway segments can generally be categorized per Table B.2.

### II.5.4.1.4 SEGMENT LOS STANDARDS AND THRESHOLDS

This section presents the LOS standards and thresholds utilized by the City of Chula Vista to analyze roadway segment performance. Table B.3 presents the City of Chula Vista roadway segment capacity and level of service standards for arterial roadways.

<b>Table B.3</b> <b>Chula Vista Segment Capacity and LOS Standards Average Daily Traffic Volumes</b>					
Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Village Entry	16,500	19,300	22,000	24,800	27,500
Secondary Village Entry w/ Median	5,600	6,600	7,500	8,400	9,400
Secondary Village Entry/Promenade (1)	5,600	6,600	7,500	8,400	9,400

(1) If driveway access to adjacent properties is permitted all applicable values of LOS are reduced by 2,500 ADT.

SOURCE: City of Chula Vista Subdivision Manual (Revised 7/1/2002)

#### II.5.4.1.5 ROADWAY SEGMENT LOS STANDARDS AND THRESHOLDS

This section presents the LOS standards and thresholds utilized by the City of Chula Vista to analyze arterial roadway segment performance. Table B.4 presents the City of Chula Vista roadway segment capacity and LOS standards for arterial roadways.

<b>Table B.4</b> <b>Arterial Segment LOS Threshold Descriptions</b>	
LOS	Description
<b>A</b>	Describes primarily free-flow operations. Average operating speeds at the free-flow speed generally prevail. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.
<b>B</b>	Also represents reasonably free-flow, and speeds at the free-flow speed are generally maintained. The ability to maneuver within the traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high.
<b>C</b>	Provides for flow with speeds still at or near the free-flow speed of the roadway. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C, and lane changes require more vigilance on the part of the driver. The driver now experiences a noticeable increase in tension because of the additional vigilance required for safe operation.
<b>D</b>	The level at which speeds begin to decline slightly with increasing flows. In this range, density begins to deteriorate somewhat more quickly with increasing flows. Freedom to maneuver within the traffic stream is more noticeably limited, and the driver experiences reduced physical and psychological comfort levels.
<b>E</b>	Describes operation at capacity. Operations in this level are volatile, because there are virtually no usable gaps in the traffic stream. At capacity, the traffic stream has no ability to dissipate even the most minor disruptions, and any incident can be expected to produce a serious breakdown with extensive queuing.
<b>F</b>	Describes breakdowns in vehicular flow. Such conditions generally exist within queues forming behind breakdown points such as traffic incidents and recurring points of congestion. Whenever LOS F conditions exist, there is a potential for them to extend upstream for significant distances.

SOURCE: Highway Capacity Manual, 1994.

The street segment LOS is based on the functional classification of the roadway, the maximum desired LOS capacity, roadway geometries, and the existing or forecasted average daily traffic (ADT) volume. City of Chula Vista LOS D are used to determine if a segment would operate over or under capacity. Table B.5, Street Segment Level of Service Threshold Descriptions, is a description of the various street segment LOS thresholds.

<b>Table B.5</b> <b>Chula Vista Segment Capacity and LOS Standards</b> <b>Average Daily Traffic Volumes</b>					
Functional Classification	Level of Service				
	A	B	C	D	E
Expressway (6-lane)	52,500	61,300	70,000	78,800	87,500
Prime Arterial (6-lane)	37,500	43,800	50,000	56,300	62,500
Major Street (6-lane)	30,000	35,000	40,000	45,000	50,000
Major Street (4-lane)	22,500	26,300	30,000	33,800	37,500
Class I Collector (4-lane)	16,500	19,300	22,000	24,800	27,500
Class II Collector (3-lane)	9,000	10,500	12,000	13,500	15,000
Class III Collector (2-lane)	5,600	6,600	7,500	8,400	9,400

SOURCE: City of Chula Vista Street Design Standards Policy (July 1991)

#### II.5.4.1.6 INTERSECTION LOS STANDARDS AND THRESHOLD

The City of Chula Vista requires an analysis of existing and projected peak hour intersection performance be conducted using the methodology documented in the *1994 Highway Capacity Manual (Transportation Research Board Special Report 209)*. LOS D or better indicates acceptable operating conditions for signalized intersections during AM and/or PM peak hour conditions. Those intersections found to have LOS E or F under an analysis of future conditions are considered to have significant impacts and will require mitigation.

<b>Table B.6</b> <b>Intersection LOS Threshold Descriptions</b>	
LOS	Description
<b>A</b>	Occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
<b>B</b>	Generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
<b>C</b>	Generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
<b>D</b>	Generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume-to-capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
<b>E</b>	Considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume-to-capacity ratios. Individual cycle failures are frequent occurrences.
<b>F</b>	Considered to be unacceptable to most drivers. This condition often occurs with over saturation i.e. when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume-to-capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

SOURCE: Highway Capacity Manual, 1994.

#### A. Signalized Intersection Analysis

The City of Chula Vista requires an analysis of signalized intersections during the AM and PM peak hours by determining the average delay per vehicle entering the

intersection. The delay is determined by using a computer program that utilizes the methodology found in Chapter 9 of the 1997 Highway Capacity Manual (HCM). The delay values (seconds) are qualified by giving a Level of Service (LOS) or "Grade" to the corresponding delay value for the intersection as a whole. LOS for signalized intersections vary from A (free flow, little delay) to F (forced flow, significant delays). Table B.6 is a description of the various intersection LOS thresholds.

#### **B. Unsignalized Intersection Analysis**

The City of Chula Vista requires an analysis of unsignalized intersections be analyzed by determining the delay and LOS based on Chapter 10 of the 1997 HCM. Different methodologies are used to assess two-way stop-controlled intersections and all-way stop-controlled intersections.

### **II.5.4.1.7 Intersection LOS Standards and Threshold**

The analysis of existing and projected peak hour intersection performance was conducted using the methodology documented in the *1994 Highway Capacity Manual (Transportation Research Board Special Report 209)*. LOS C or better indicates acceptable operating conditions for signalized intersections during AM and/or PM peak hour conditions. Those intersections found to have LOS E or F under an analysis of future conditions are considered to have significant impacts and will require mitigation.

#### **II.5.4.1.7.1 Signalized Intersection Analysis**

The measure of effectiveness for intersection operations is level of service. In the 2000 Highway Capacity Manual (HCM), LOS for signalized intersections is defined in terms of delay. The LOS analysis results in seconds of delay expressed in terms of letters A through F (see Table B.7).

<b>Table B.7</b> <b>Level of Service Thresholds</b> <b>For Signalized Intersections</b>	
<b>Average Control Delay per Vehicle</b> <b>(Seconds/Vehicle)</b>	<b>Level Of Service</b>
0.0 ≤ 10.0	A
10.1 to 20.0	B
21.1 to 35.0	C
35.1 to 55.0	D
55.1 to 80.0	E
≥ 80.0	F

*SOURCE: Highway Capacity Manual, 2000.*

<b>Table B.8</b> <b>Intersection LOS Threshold Descriptions</b>	
<b>Level of Service</b>	<b>Description</b>
<b>A</b>	LOS A describes operations with very low delay, (i.e. less than 10.0 seconds per vehicle). This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
<b>B</b>	LOS B describes operations with delay in the range 10.1 seconds and 20.0 seconds per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
<b>C</b>	LOS C describes operations with delay in the range 20.1 seconds and 35.0 seconds per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
<b>D</b>	LOS D describes operations with delay in the range 35.1 seconds and 55.0 seconds per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or higher v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are more frequent.
<b>E</b>	LOS E describes operations with delay in the range of 55.1 seconds to 80.0 seconds per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.
<b>F</b>	LOS F describes operations with delay in excess of over 80.0 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over-saturation (i.e., when arrival flow rates exceed the capacity of the intersection). It may also occur at high v/c ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

SOURCE: Highway Capacity Manual, 2000.

Delay is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Table B.8 is a description of the various intersection LOS thresholds.

#### II.5.4.1.7.2 Unsignalized Intersection Analysis

For unsignalized intersections, level of service is determined by the computed or measured control delay and is defined for each minor movement. Level of service is not defined for the intersection as a whole. Table B.9 below depicts the criteria, which are based on the average control delay for any particular minor movement.

<b>Table B.9</b> <b>Level of Service Thresholds for Unsignalized Intersections</b>		
<b>Average Control Delay Per Vehicle (Seconds/Vehicle)</b>	<b>Level of Service</b>	<b>Expected Delay to Minor Street Traffic</b>
0.0 ≤ 10.0	A	Little or no delay
10.1 to 15.0	B	Short traffic delays
15.1 to 25.0	C	Average traffic delay
25.1 to 35.0	D	Long traffic delays
35.1 to 50.0	E	Very long traffic delays
≥ 50.0	F	Severe congestion

Source: Highway Capacity Manual, 2000.

LOS F exists when there are insufficient gaps of suitable size to allow a side street demand to safely cross through a major street traffic stream. This LOS is generally evident from extremely long control delays experienced by side-street traffic and by queuing on the minor-street approaches. The method, however, is based on a constant critical gap size; that is, the critical gap remains constant no matter how long the side-street motorist waits. LOS F may also appear in the form of side-street vehicles selecting smaller-than-usual gaps. In such cases, safety may be a problem, and some disruption to the major traffic stream may result. It is important to note that LOS F may not always result in long queues but may result in adjustments to normal gap acceptance behavior, which are more difficult to observe in the field than queuing.

#### **II.5.4.1.8 CHULA VISTA TRAFFIC MONITORING PROGRAM**

The Traffic Monitoring Program (TMP) stipulates that the existing level of service on arterial segments in Chula Vista be maintained at LOS C or better, with the exception that LOS D is acceptable on signalized arterial segments for two hours per day maximum. The Engineering Department of the City of Chula Vista evaluates LOS for arterial roadway segments utilizing the HCM methodology, Chapter 11, based on average travel speeds to adhere to the Growth Management traffic threshold standards. The adopted Growth Management Ordinance mandates the project's participation in the traffic section as it relates to the City's annual review of network performance. All major circulation element facilities within the City of Chula Vista are subject to review. Those facilities where traffic volumes have increased by at least 10% since the last review or have experienced a significant change in conditions or are at the upper fringes of LOS C approaching LOS D are included in the annual traffic study, which is reviewed for conformance by the Growth Management Oversight Commission (GMOC). The City of Chula Vista requires the application of these guidelines to the development of the Windstar Pointe Resort Supplemental SPA Amendment Project.

Utilization of the roadway and intersection performance standards presented in this chapter and the required adherence to the Growth Management Traffic Threshold Standards will result in full conformance with the requirements of the City of Chula Vista.

#### **II.5.4.1.9 SERVICE ANALYSIS**

The Engineering & General Services Department of the City of Chula Vista is responsible for ensuring that traffic improvements are provided to maintain a safe and efficient street system within the City. Through project review, City staff ensures the timely provision of adequate local circulation system capacity in response to planned development while maintaining acceptable LOS. To accomplish their review the Engineering Department has adopted guidelines for Traffic Impact Studies (January, 2001). These guidelines ensure uniformity in the preparation of traffic studies. Further, the guidelines assist in maintaining acceptable standards for planned new roadway segments and signalized intersections at the build out of the City's General Plan and Circulation Element. The Circulation Element of the General Plan serves as the overall facility master plan.

In conformance with requirements of the Congestion Management Program (CMP), an analysis of CMP freeways and arterials is required for any project that generates 2,400 daily, or 200 peak hour trips (As detailed in the 1991 Congestion Management Program). This analysis, *Traffic Impact Analysis for Windstar Pointe Resort, October 18, 2007* by Linscott, Law and Greenspan (LL&G) was prepared for the City of Chula Vista. This

document is referred to as the “LL&G Traffic Analysis” throughout this PFFP. The LL&G Traffic Analysis addresses both existing and planned circulation system conditions, details necessary improvements and outlines the incremental circulation improvements based upon planned project phasing. Further, the LL&G Traffic Impact Analysis also includes an evaluation of impacts that are considered significant as a result of project development.

#### **A. Background**

The site was analyzed in the EastLake III Woods and Vistas Replanning Program Final Subsequent EIR and associated Addendum (City EIR#01-01); June 2001 and has been rough graded. In 2006 the subject site was converted from Commercial Tourist to Multi-Family Seniors designation. A Subsequent Environmental Impact Report (SEIR) with an updated Traffic Analysis (*Traffic Impact Analysis for EastLake Senior Residential Community, August 16, 2005, by LL&G*) was prepared for the Seniors Project and approved in 2006.

In 2007 a SPA Plan Amendment was submitted to the city to permit the Windstar Pointe Resort luxury apartment project on the previously approved site. This project is the subject of the LL&G Traffic Analysis.

#### **B. Traffic Modeling**

The basis of the LL&G Traffic Analysis is the Series 10.0, 2030 City/County Forecast Traffic Model, which is produced by the San Diego Association of Governments (SANDAG). LL&G worked with the City of Chula Vista and SANDAG to input the proper land use and network designations into the model for the following scenarios:

- Near-Term without Project
- Near-Term with Project
- Year 2030 without Project
- Year 2030 with Project

Linscott Law & Greenspan ran a model with the appropriate land use, City of Chula Vista circulation element including a constructed SR 125 for each scenario. The Windstar Pointe Resort project land use was coded into the Traffic Model exactly as proposed/adopted, as appropriate. After the proper land use intensities and network configurations were entered into the model for each study scenario, the model was run. The SANDAG model outputs ADTs on all Circulation Element street segments.

#### **C. GMOC Analysis**

The Chula Vista Traffic Monitoring Program (TMP) assesses the operating performance of the City’s arterial street system for compliance with the Threshold Standards of the GMOC. The threshold standards specify that a Level of Service (LOS) of C or better, as measured by average travel speeds on the arterial, shall be maintained with an exception that during peak hours LOS D can occur for no more than any two hours of the day or LOS E for one hour.

Olympic Parkway operates at an LOS A with or without the Windstar Pointe Resort project. Therefore, no GMOC TMP Analysis is required.



#### **II.5.4.1.10 PROJECT PROCESSING REQUIREMENTS**

The PFFP is required by the Growth Management Program to address the following issues for the Traffic Facilities:

- A. Identify onsite and offsite impacts and improvements by phase of development.
- B. Provide cost estimates for all improvements.

#### **II.5.4.1.11. EXISTING TRAFFIC FACILITIES:**

This section summarizes the operation of the existing transportation network in the Windstar Pointe Resort\_Project Study Area for the key street segments and intersections. The following discussion presents the key existing and future street segments and intersections that were analyzed in the LL&G Traffic Analysis.

##### **A. Study Area:**

The study area includes the street network and intersections along Olympic Parkway between East Palomar Street and Wueste Road. The study area was selected by LL&G based on the project traffic distribution, which was determined using a select zone assignment (SZA) obtained for the project from SANDAG (see Exhibit 5). The project study area includes the following:

##### ***Intersections***

- Olympic Parkway/ East Palomar Street
- Olympic Parkway/ SR 125 SB Ramps (Future)
- Olympic Parkway/ SR 125 NB Ramps (Future)
- Olympic Parkway/ Eastlake Parkway
- Olympic Parkway/ Hunte Parkway (South)
- Olympic Parkway/ Olympic Vista Road
- Olympic Parkway/ Project Driveway (Future)
- Olympic Parkway/ Wueste Road (North)

##### ***Segments***

##### **Olympic Parkway**

- East Palomar Street to Eastlake Parkway
- Eastlake Parkway to Hunte Parkway
- Hunte Parkway to Wueste Road (South)

##### **B. Street Network:**

The principal roadways in the project study area are described briefly below. The description includes the physical characteristics, and intersection traffic control.

**Olympic Parkway** is classified as a Six-Lane Prime Arterial from 1-805 to Hunte Parkway, and as a Four-Lane Major east of Hunte Parkway in the City of Chula Vista Circulation Plan. Currently, it is built to its ultimate classification. On-street parking is prohibited. The posted speed limit is 45 mph. Bike Lanes are provided. A raised

median is provided along Olympic Parkway between Wueste Road and the Olympic Training Center driveway. A median opening is also provided for the project.

**Wueste Road** is classified as a Two-Lane Class III Collector in the project vicinity. No direct access is provided to the project via Wueste Road.

**C. Street Segments:**

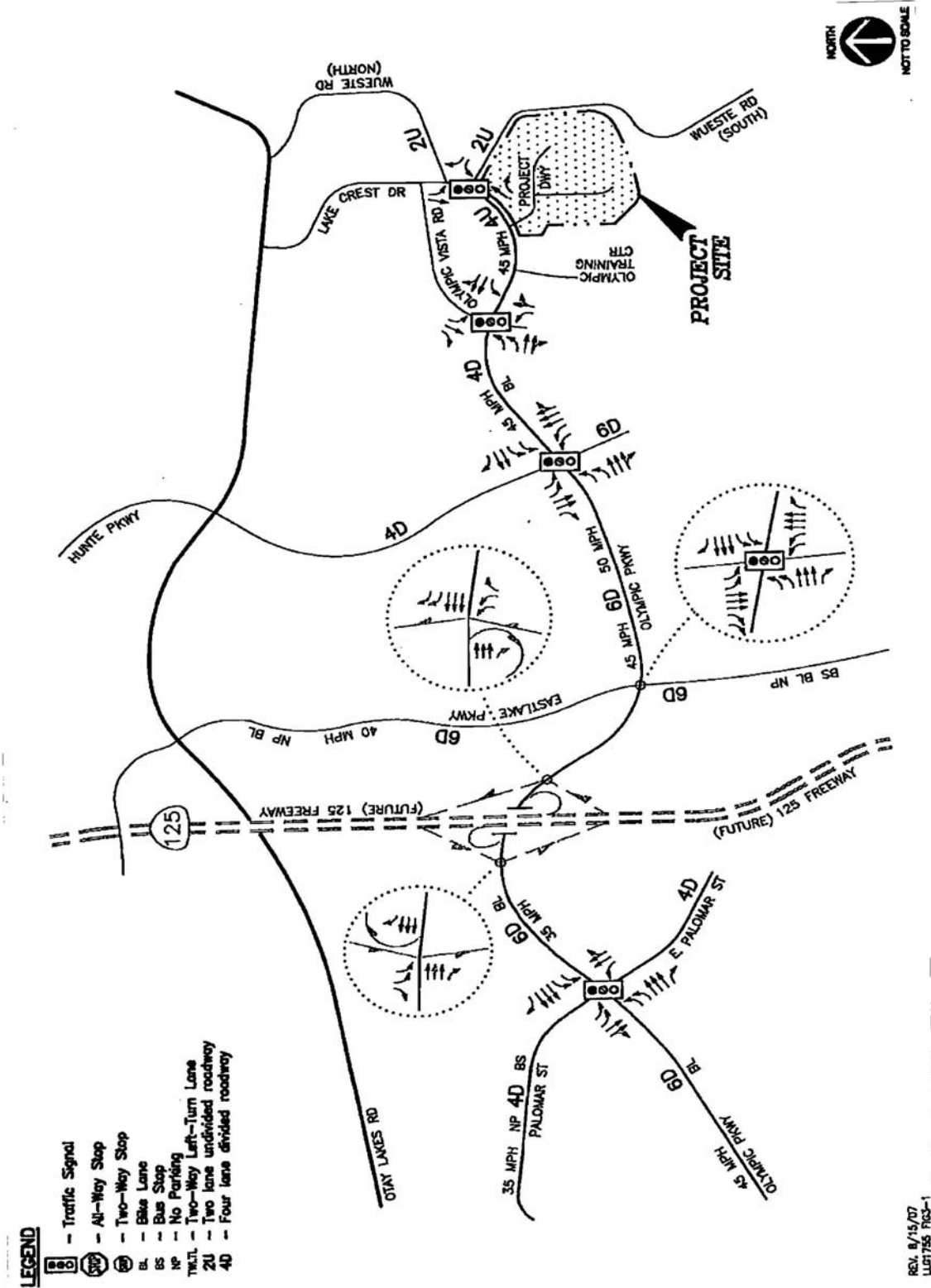
Table B.10 summarizes the daily segment operations for existing conditions. As seen in the following table, all segments in the study area are calculated to currently operate at LOS C or better. In addition, the improvement in the current LOS is due to the opening of SR 125.

<b>Table B.10</b> <b>Existing Street Segment Operations</b>				
<b>Segment</b>	<b>Existing Classification</b>	<b>LOS "C" Capacity</b>	<b>Existing ADT</b>	<b>LOS</b>
<b>Olympic Parkway</b>				
East Palomar St. to Eastlake Pkwy.	Prime Arterial (6L)	50,000	27,127	A
Eastlake Pkwy. to Hunte Pkwy.	Prime Arterial (6L)	50,000	11,300	A
Hunte Pkwy. to Wueste Rd.	Major Arterial (4L)	30,000	6,280	A

*Source: LL&G*

# Existing Street Network

## Exhibit 5



**D. Existing Intersection Operations:**

Table B.11 summarizes the peak hour intersection operations for existing conditions. As seen in Table B.11, all key signalized intersections are calculated to currently operate at LOS C or better. Currently, a traffic signal is installed at the Olympic Parkway/Wueste Road intersection. The critical movements at the Olympic Parkway/Wueste Road intersection are calculated to operate at LOS C or better conditions.

<b>Table B.11</b>				
<b>Existing Intersection Operations</b>				
<b>Intersection</b>	<b>Control</b>	<b>Peak Hour</b>	<b>Delay<sup>a</sup></b>	<b>LOS<sup>b</sup></b>
1. Olympic Pkwy/East Palomar St.	Signalized	AM PM	32.4 22.7	C C
2. Olympic Pkwy/SR 125 SB Ramps	c	AM PM	c	c
3. Olympic Pkwy/SR 125 NB Ramps	c	AM PM	c	c
4. Olympic Pkwy/Eastlake Pkwy.	Signalized	AM PM	28.0 27.0	C C
5. Olympic Pkwy/Hunte Parkway	Signalized	AM PM	28.5 26.8	C C
6. Olympic Pkwy/Olympic Vista Rd.	Signalized	AM PM	31.7 24.6	C C
7. Olympic Pkwy/Project Dwy.	TWSC <sup>d</sup>	AM PM	c	c
8. Olympic Parkway/Wueste Rd.	Signalized	AM PM	14.4 15.4	B B
<i>Footnotes:</i>				
a. Average delay in seconds per vehicle				
b. Level of Service				
c. Intersection does not currently exist				
d. TWSC – Two Way Stop Controlled intersection. Minor left turn delay.				

Source: LL&G

**II.5.4.1.12 TRANSIT**

Potential transit stops will be strategically located near vehicular and pedestrian main access points along Hunte Parkway, Olympic Parkway and/or Otay Lakes Road to serve future EastLake Woods and EastLake Vistas residents. Medium-high to high level transit facilities are expected to be provided in the EastLake III/OTC Activity Center and lower level facilities at other locations.

MTDB has developed the “Transit First” service concept to reduce the public’s dependence upon the automobile. Transit and land use patterns should work together. The easy access to transit facilities in correlation with the service offered can make transit a viable travel mode alternative to the automobile, thus reducing traffic congestion. Currently, two percent of trips are conducted on public transit in the region. Efforts should be made to increase this travel mode split by making transit accessible and convenient. Additionally, providing transit facilities will meet the objectives of the City’s CO<sub>2</sub> Reduction Plan which mentions transit as one of the action measures to reducing CO<sub>2</sub> emissions along with enhanced pedestrian

connections to transit, increased housing density near transit, and site design with transit orientation.

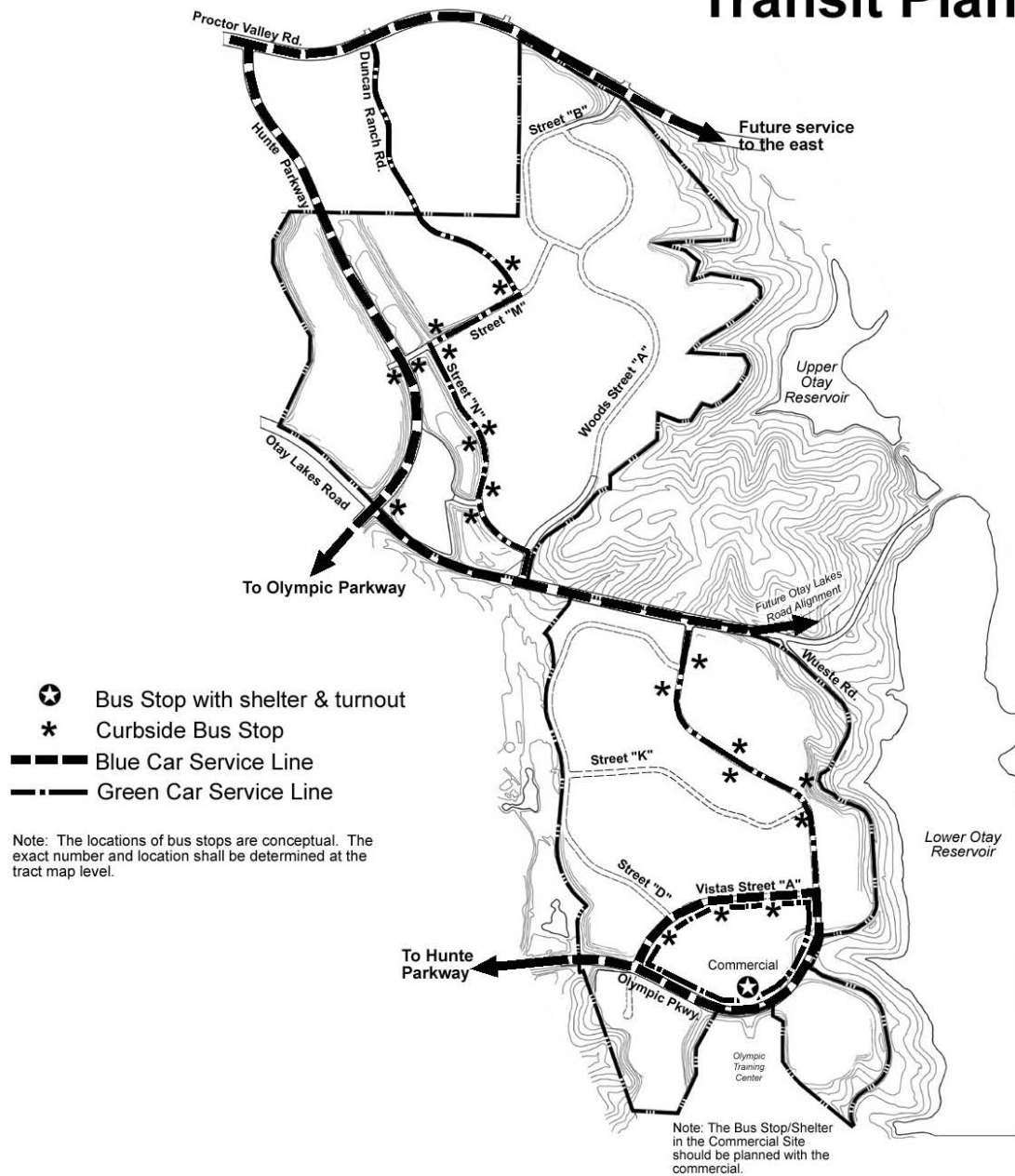
The “Transit First” strategy includes a network of service types ranging from neighborhood shuttles serving short-distance trips, to higher-speed, limited stop routes for longer distance trips. The service types planned for the areas east of I-805 are as follows:

- A. Yellow Car: Serves longer-distance trips (6+ miles), maintaining high average speeds (35-40 mph) with limited stops. Yellow Car routes would complement Red Car services to form the spine of the regional transit system. Yellow Car services would require extensive use of transit priority treatments such as dedicated running ways, queue jumpers, and signal priority. Yellow Car service is used in two ways:
  - Serving corridors where longer station spacing is justified based on links between major origins and destinations and land use patterns that lead to longer-distance trip making.
  - Serving as an overlay in selected Red Car corridors where a faster, more limited-stop service is justified (in addition to Red Car service) for high-volume, long-distance trip needs.
- B. Red Car: Serves medium-distance trips (1-9 miles), maintaining relatively high average speeds (20-25 mph) with limited stops. Red Car services are often linked to Blue Car service for local distribution. The current San Diego Trolley system and the County’s express bus routes mostly operate as Red Car service. Red Car services would require use of transit priority treatments such as dedicated running ways, queue jumpers, and signal priority.
- C. Green Car: Serves community-level trip making that could include neighborhood circulators, feeder access to Yellow and Red Car service, and/or specialized fixed-route shuttles. Green Car services would likely use smaller shuttle vehicles. In some situations, Green Car services would benefit from dedicated running ways and queue jumpers.
- D. Blue Car: Serves short-distance trips (0-5 miles) with frequent stop spacing. Blue Car service provides basic mobility, albeit at low speeds (10-25 mph), on primarily local and arterial streets. Most of the current San Diego region bus system operates as Blue Car service.

Potential transit stops will be strategically located near vehicular and pedestrian main access points along Hunte Parkway, Olympic Parkway and/or Otay Lakes Road to serve future EastLake Woods and EastLake Vistas residents. Medium-high to high level transit facilities are expected to be provided in the EastLake III/OTC Activity Center and lower level facilities at other locations.

The planned transit system within EastLake III is shown in the Transit Plan, Exhibit 8. Bus stops are based on Green Car and Blue Car service concepts described in the adopted *Transit Works Strategic Plan* by MTDB. The Green Car represents local circulators using mini to mid-size buses. The Green Car would act as a collector and provide feeder access to Blue Car and/or Red Car concepts. Bus stop facilities would be Low to Medium level with service provided on residential streets and major streets. The Blue Car provides short distance trips (1-5 miles) with frequent stops. This concept describes the current Chula Vista Transit service. Bus stop facilities would be at a Medium to High level. Service is provided on major streets and arterials. The Red Car concept is the light rail service planned for the Otay Ranch area.

# Transit Plan



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7408  
0 400 800 1200  
5-01-01

**Exhibit 6**

**Table B.12  
Trip Generation Summary  
Proposed Project**

Land Use	Quantity	Daily Trip Ends (ADT)		AM Peak Hour					PM Peak Hour				
		Rate (a)	Volume	% of ADT	In:Out Split	Volume			% of ADT	In:Out Split	Volume		
						In	Out	Total			In	Out	Total
<u>Apartments</u>	494 Units	<u>6/Unit</u>	<u>2,964</u>	<u>8%</u>	<u>20:80</u>	<u>47</u>	<u>190</u>	<u>237</u>	<u>9%</u>	<u>70:30</u>	<u>187</u>	<u>80</u>	<u>267</u>

*Footnotes:*

(a) Rates based on SANDAG's "Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region", April 2002.

*Source: LL&G*

#### **II.5.4.1.13. TRIP GENERATION AND PHASING:**

##### **II.5.4.1.13.1 Project Trip Generation**

Table B.12 summarizes the trip generation for the project. The project trip generation was calculated by LL&G using trip generation rates obtained from the *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, dated April 2002, by the San Diego Association of Governments (SANDAG). As seen in Table B. 12, the proposed project is calculated to generate 2,964 ADT with 237 trips (47 inbound and 190 outbound) during the AM peak hour, and 267 trips (187 inbound and 80 outbound) during the PM peak hour. In addition, the LL&G Traffic Analysis considered the SR 125 was open by the time the project is built and occupied.

##### **A. Segment Analysis**

According to the LL&G Traffic Analysis, all of the key segment operations, in the study area for the near-term and long-term scenarios, are calculated to operate at LOS C or better (see Table B.13).

##### **B. Intersection Analysis**

Table B.14 summarizes the near-term intersection operations for the aforementioned scenarios. According to LL&G, with the addition of the project traffic for near term operations, all key signalized intersections are calculated to continue to operate at LOS C or better.

##### **II.5.4.1.13.2 Project Phasing**

The LL&G Traffic Analysis assumed that the build out of the Windstar Pointe Resort Supplemental SPA Plan Amendment would occur prior to 2010. This results in total trips of 2,964 daily trips loaded onto the circulation network at the build-out of the development. One primary phase of development is envisioned due to the need of the project to complete the infrastructure improvements in a single increment.



<b>Table B.13</b> <b>Near &amp; Long-Term_Segment Operations</b>											
Segment	Roadway Class <sup>a</sup>	LOS E Capacity <sup>b</sup>	Near-term without Project		Near-term with Project		Type of Impact	Year 2030 without Project		Year 2030 with Project	
			ADT <sup>c</sup>	LOS	ADT <sup>c</sup>	LOS		ADT <sup>c</sup>	LOS	ADT <sup>c</sup>	LOS
<b>Olympic Parkway</b>											
East Palomar Street to Eastlake Parkway	6-Lane Prime Arterial	50,000	29,990	A	31,620	A	None	44,000	C	45,630	C
Eastlake Parkway to Hunte Parkway	6-Lane Prime Arterial	50,000	16,380	A	18,450	A	None	24,800	A	26,875	A
Hunte Parkway to Wueste Road (South)	4-Lane Major Arterial	30,000	11,430	A	14,100	A	None	24,000	B	26,965	C

- a. Roadway Classification per City of Chula Vista Circulation Element
- b. Based on City of Chula Vista Roadway Capacity Standards
- c. Average Daily Vehicle Trips.
- d. Level of Service

Source: LL&G

**Table B.14**  
**Near-Term Intersection Operations**

Intersection	Traffic Control	Peak Hour	Near-term without Project		Near-term with Project		Increase in delay due to Project	Impact Type
			Delay <sup>a</sup>	LOS <sup>b</sup>	Delay <sup>a</sup>	LOS <sup>b</sup>		
1. Olympic Pkwy / Palomar St.	Signal	AM	32.5	C	32.5	C	-	None
		PM	22.8	C	23.7	C	0.9	None
2. Olympic Pkwy / SR 125 SB Ramps	Signal	AM	13.8	B	13.9	B	0.1	None
		PM	8.3	A	10.2	B	1.9	None
3. Olympic Pkwy / SR 125 NB Ramps	Signal	AM	12.9	B	13.0	B	0.1	None
		PM	8.1	A	8.2	A	0.1	None
4. Olympic Pkwy / Eastlake Pkwy.	Signal	AM	33.3	C	33.5	C	0.2	None
		PM	32.2	C	32.4	C	0.2	None
5. Olympic Pkwy / Hunte Parkway	Signal	AM	30.3	C	30.5	C	0.2	None
		PM	27.3	C	27.5	C	0.2	None
6. Olympic Pkwy / Olympic Vista Rd.	Signal	AM	32.2	C	32.5	C	0.3	None
		PM	24.1	C	24.6	C	0.5	None
7. Olympic Pkwy / Project Driveway.	TWSC <sup>c</sup>	AM	DNE <sup>d</sup>	-	20.9	C	-	None
		PM	DNE <sup>d</sup>	-	20.8	C	-	None
8. Olympic Parkway / Wueste Rd.	Signal	AM	15.8	B	15.6	B	0.1	None
		PM	19.5	B	23.6	B	0.3	None

*Footnotes:*

- a. Average delay expressed in seconds per vehicle.
- b. Level of Service.
- c. TWSC – Two Way Stop Controlled intersection.
- d. DNE- Does Not Exist

SIGNALIZED

UNSIGNALIZED

DELAY/LOS THRESHOLDS

Delay      LOS

0.0<10.0      A

10.1 to 20.0      B

20.1 to 35.0      C

35.1 to 55.0      D

55.1 to 80.0      E

>80.1      F

DELAY/LOS THRESHOLDS

Delay      LOS

0.0<10.0      A

10.1 to 15.0      B

15.1 to 25.0      C

25.1 to 35.0      D

35.1 to 50.0      E

>50.1      F

#### **II.5.4.1.14 Adequacy Analysis**

The City of Chula Vista created the Guidelines For Traffic Impact Studies in February 2001. This document establishes written guidelines for identification of project traffic impacts in Environmental Impact Report documents. Prior to the establishment of the guidelines, the City of Chula Vista hired BRW to review criteria that was being utilized by the City of San Diego and traffic impact study guidelines recommended by the San Diego Traffic Engineer's Council (SANTEC) / Institute of Transportation Engineers (ITE). The objective was to determine the applicability of these standards to developments and facilities within the City of Chula Vista, and develop a specific set of standards for the City of Chula Vista based on this review. The City of San Diego and SANTEC/ITE standards were used to reevaluate several completed studies in the City of Chula Vista to determine potential changes in the identification of project impacts. Results of this evaluation were communicated to the City of Chula Vista department heads and staff through a series of workshops. Discussions, comments and recommendations precipitated from these workshops provided the foundation for the guidelines.

The guidelines provide written criteria for determining the need and scope of traffic studies and identifying impacts. The use of these guidelines ensures uniformity in the preparation and review of traffic studies for developments within the City of Chula Vista. In addition, the guidelines help determine timelines for the implementation of specific improvements to address identified deficiencies.

##### **A. Determining When A Study Is Needed**

In conformance with requirements of the Congestion Management Program (CMP), an analysis of CMP freeways and arterials will be required for any project that generates 2,400 daily, or 200 peak hour trips (As detailed in the 1991 CMP).

For those developments that do not satisfy the requirements for a CMP analysis, a traffic study may be required based on direction provided by the City Engineer and the Environmental Review Coordinator.

##### **B. Methodology**

###### **1. Study Area Definition**

- a. Volume Thresholds for Study of CMP Freeway Facilities: All freeway segments are by definition included in the CMP network. All freeway mainline segments to which the proposed project will add 2400 total trips (Average Daily Trips or ADT) or 150 or more peak hour trips in either direction must be analyzed.
- b. Volume Thresholds for Study of CMP Arterial Facilities: All CMP arterial segments, including Regionally Significant Arterials (RSA) and other CMP arterial segments and intersections (including freeway on/off ramp intersections), to which the proposed project will add 800 or more total trips (ADT) or 50 or more peak hour trips in either direction must be analyzed.
- c. Volume Thresholds for Local Roadways and Intersections: Traffic studies will be required to review those local and collector roadway facilities that are

not included in the CMP network based on direction provided by the City Engineer.

## **2. Analysis Scenarios**

Each of the study area freeway segments, roadway segments, and intersections must be analyzed for the following scenarios:

- a. Existing Conditions
- b. Existing Conditions + Proposed Project
- c. Existing Conditions + Approved and Pending Projects + Proposed Project (Only for non-master planned projects)
- d. Horizon Years (Usually defined as five-year incremental study years for project, i.e. 2005, 2010, 2015, & 2020. However, final determination on years to be studied may vary based on direction of the City Engineer)
- e. Regional Buildout Year + Proposed Project

Additional scenarios may be required depending on the size and phasing of any proposed development. For each analyzed scenario, peak hour analysis will include the AM and PM peaks. At the direction of the City Engineer, special studies of midday peak or other off-peak periods may be required.

## **3. Growth Management Oversight Committee (GMOC) Near-Term Analysis**

As determined by the City Engineer, analysis of roadway segments under near-term conditions (Years 0-4) may be conducted using the methodology described in Chapter 11 (Arterial Streets) of the most recent version of the Highway Capacity Manual, which determines segment level of service based on speed, as detailed in the Significance Criteria below. Classification of facilities and definition of segment lengths must be consistent with the City's current Growth Management Traffic Monitoring Program. The Threshold Standard for these arterial analyses requires the maintenance of LOS C or better as measured by average travel speeds except that LOS D can occur for no more than any two hours of the day. Thus, if LOS D conditions are determined for any period of two (2) hours, additional analysis may be required along these high volume segments based on direction provided by the City Engineer.

For planned arterial facilities that are not currently included in the current Traffic Monitoring Program, the definition of segment length and facility classification will be based on direction provided by the City Engineer.

## **C. Significance Criteria**

Project impacts will be defined as either project specific impacts or cumulative impacts. Project specific impacts are those impacts for which the addition of project trips result in an identifiable degradation in LOS on freeway segments, roadway segments, or intersections, triggering the need for specific project-related improvement strategies. Cumulative impacts are those in which the project trips contribute to a poor level of service, at a nominal level.

Study horizon year as used herein is intended to describe a future period of time in the traffic studies, which corresponds to Sandag's traffic model years, and are meant to

synchronize study impacts to be in line with typical study years of 2005, 2010, 2015 and 2020.

Criteria for determining whether the project results in either project specific or cumulative impacts on freeway segments, roadway segments, or intersections are as follows:

**1. Short-term (Study Horizon Year 0 to 4)**

For purposes of the short-term analysis roadway sections may be defined as either links or segments. A link is typically that section of roadway between two adjacent Circulation Element intersections and a segment is defined as that combination of contiguous links used in the Growth Management Plan Traffic Monitoring Program. Analysis of roadway links under short-term conditions may require a more detailed analysis using the GMOC methodology if the typical planning analysis using volume to capacity ratios on an individual link indicates a potential impact to that link. The GMOC analysis uses the Highway Capacity Manual (HCM) methodology of average travel speed based on actual measurements on the segments as listed in the Growth Management Plan Traffic Monitoring Program.

a. Intersections

1. Project specific impact if both the following criteria are met:
  - a) LOS E or LOS F.
  - b) Project trips comprise 5% or more of entering volume.
2. Cumulative impact if only (i) above is met.

b. Street Links/Segments

If the planning analysis using the volume to capacity ratio indicates LOS C or better, there is no impact. If the planning analysis indicates LOS D, E or F, the GMOC method should be utilized. The following criteria would then be utilized.

1. Project specific impact if all the following criteria are met:
  - a) LOS D for more than 2 hours or LOS E/F for 1 hour
  - b) Project trips comprise 5% or more of segment volume.
  - c) Project adds greater than 800 ADT to the segment.
2. Cumulative impact if only (i) above is met.

c. Freeways

1. Project specific impact if both the following criteria are met:
  - a) Freeway segment LOS is LOS E or LOS F
  - b). Project comprises 5% or more of the total forecasted ADT on that freeway segment.

b. Cumulative impact if only (i) above is met.

**2. Long-term (Study Horizon Year 5 and later)**

a. Intersections

1. Project specific impact if both the following criteria are met:
  - a) Level of service is LOS E or LOS F.
  - b) Project trips comprise 5% or more of entering volume.
2. Cumulative impact if only (i) above is met.

b. Street Segments

Use the planning analysis using the volume to capacity ratio methodology only. The GMOC analysis methodology is not applicable beyond a four-year horizon.

1. Project specific impact if all three of the following criteria are met:
  - a) Level of service is LOS D, LOS E, or LOS F.
  - b) Project trips comprise 5% or more of total segment volume.
  - c) Project adds greater than 800 ADT to the segment.
2. Cumulative impact if only (i) above is met. However, if the intersections along a LOS D or LOS E segment all operate at LOS D or better, the segment impact is considered not significant since intersection analysis is more indicative of actual roadway system operations than street segment analysis. If segment Level of Service is LOS F, impact is significant regardless of intersection LOS.
4. Notwithstanding the foregoing, if the impact identified in paragraph a. above occurs at study horizon year 10 or later, and is offsite and not adjacent to the project, the impact is considered cumulative. Study year 10 may be that typical SANDAG model year which is between 8 and 13 years in the future. In this case of a traffic study being performed in the period of 2000 to 2002, because the typical model will only evaluate traffic at years divisible by 5 (i.e. 2005, 2010, 2015 and 2020) study horizon year 10 would correspond to the Sandag model for year 2010 and would be 8 years in the future. If the model year were less than 7 years in the future, study horizon year 10 would be 13 years in the future.
5. In the event a direct identified project specific impact in paragraph a. above occurs at study horizon year 5 or earlier and the impact is offsite and not adjacent to this project, but the property immediately adjacent to the identified project specific impact is also proposed to be developed in approximately the same time frame, an additional analysis may be required to determine whether or not the identified project specific impact would still occur if the development of the adjacent property does not take place. If the additional analysis concludes that the identified project specific impact is no longer a direct impact, then the impact shall be considered cumulative.

c. Freeways

1. Project specific impact if both the following criteria are met:
  - a) Freeway segment LOS is LOS E or LOS F
  - b) Project comprises 5% or more of the total forecasted ADT on that freeway segment.
2. Cumulative impact if only (i) above is met.

#### II.5.4.1.15. FINANCING TRAFFIC IMPROVEMENTS:

##### A. Transportation Development Impact Fees (TDIF):

The project is within the boundaries of the TDIF program and, as such, the project is subject to the payment of the fees at the rates in effect at the time building permits are issued. However, the improvements identified in the Threshold Compliance and Requirements Section II.5.4.1.16 of this PFFP is required to be constructed prior to approval of the first building permit.

The current Transportation Development Impact Fee (TDIF) Ordinance sets forth the calculation of development impact fees. This PFFP uses the CVMC Chapter 3.54 as the basis for the estimated fees. This amount is subject to change as it is amended from time to time. The current TDIF charged for “Residential Low” density (0-6 DU/gross acre) is \$10,777/DU. The amount charged for “Residential Medium” density (6.1-18 DU/gross acre) is \$8,622/DU. The amount charged for “Residential High” density (>18.1 DU/gross acre) is \$6,466/DU. The estimated TDIF for the Windstar Pointe Resort Project is presented in Table B.15 below.

<b>Table B.15</b>				
<b>Windstar Pointe Resort TDIF Fees</b>				
<b>Land Use</b>	<b>Number of Acres</b>	<b>Number of Units</b>	<b>Fee per Residential High Density Dwelling Unit</b>	<b>Total Fees</b>
Windstar Pointe Resort	18.4	494	\$6,466	\$3,194,204
<b>Totals</b>	<b>18.4</b>	<b>494</b>		<b>\$3,194,204</b>

##### B. Traffic Signal Fees:

Future development within the project will be required to pay Traffic Signal Fees in accordance with Chula Vista Council Policy No. 475-01. The estimated fee is calculated based on the current fee of \$28.55 (the date of this PFFP) per vehicle trip generated per day for various land use categories. The table is provided as an estimate only. Fees may change depending upon the actual number dwelling units, the actual acreage for commercial and industrial land and the current city fee, which is subject to change from time to time. Final calculations will be known at time building permits are applied for.

<b>Table B.16</b>		
<b>Windstar Pointe Resort Traffic Signal Fees</b>		
<b>Land Use</b>	<b>Residential Trips</b>	<b>Traffic Signal Fee @ \$28.55/Trip</b>
Windstar Pointe Resort	2,964	\$84,622
<b>Total</b>	<b>2,964</b>	<b>\$84,622</b>

#### **II.5.4.1.16. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Based upon the *Traffic Impact Analysis for Windstar Pointe Resort, October 18, 2007*, by *Linscott, Law and Greenspan*, threshold compliance is projected to be maintained with implementation of the identified measures and improvements and the payment of the TDIF Fees. The following measures are recommended to maintain compliance with city threshold standards:

- A. Threshold compliance shall continue to be monitored through the annual congestion monitoring program.
- B. The Windstar Pointe Resort project shall be conditioned to pay TDIF Fees and Traffic Signal Fees prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.
- C. Prior to approval of the first building permit or as otherwise determined by the City Engineer, the Developer shall:
  - 1. Design, construct, and secure a fully actuated traffic signal including interconnect wiring, mast arms, signal heads and associated equipment, underground improvements, standards and luminaries at the Olympic Parkway/Project Driveway intersection. The design of the traffic signal shall be to the satisfaction of the City Engineer and conform to City standards. The intersection geometry shall be the following:
    - Westbound: One left-turn lane (with 100 feet of storage) and two through lanes;
    - Northbound: One left-turn lane and one right-turn lane (with a storage length of 75 feet in each lane);
    - Eastbound: One shared through/right-turn lane and one through lane;
    - Southbound: None.A traffic signal shall be installed at the project driveway and two outbound (northbound) lanes, one left-turn and one right-turn lane and two inbound (southbound) lanes shall be provided.
  - 2. Relocate the median opening on Olympic Parkway further west from its current location to accommodate the proposed project driveway. In addition, the applicant shall provide the pertinent landscape improvements to the satisfaction of the Director of Planning & Building, and the Director of General Services.
  - 3. Provide pedestrian ramps to the satisfaction of the City Engineer.
  - 4. Install a "No U Turn" sign for eastbound traffic on Olympic Parkway at the Olympic Parkway/Wueste Road intersection.

The Developer shall fully design the aforementioned improvements in conjunction with the improvement plans for the related project to the satisfaction of the City Engineer.

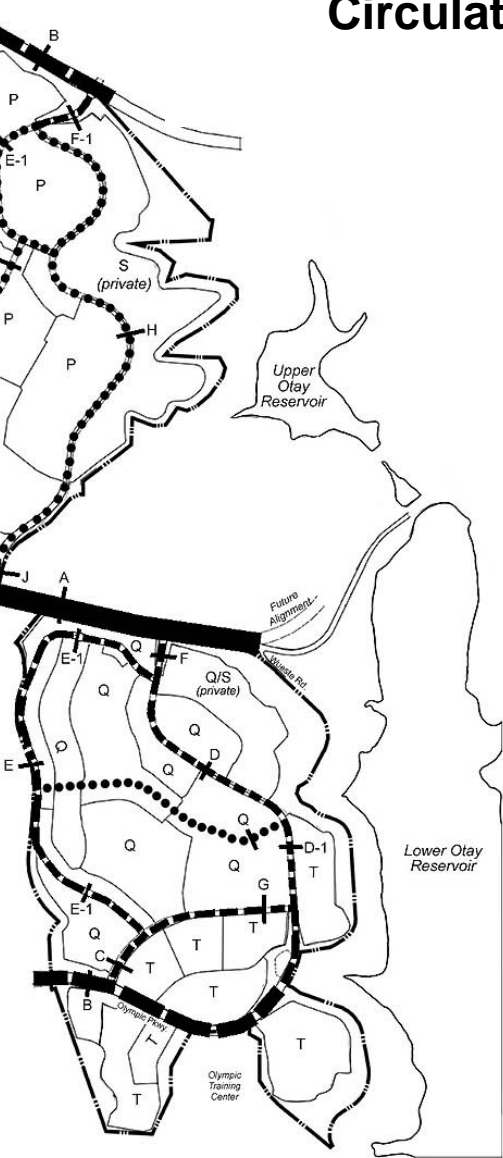


Circulation

II.2.3.3

Map Symbol/ Section Key	Description	Right of Way	Pavement Width	C = Contiguous Walk P = Non-Contiguous Walk
A	6 Lane Prime (Otay Lakes Road)	refer to sections		
B	4 Lane Major (Hunte Parkway, Proctor Valley Road, and Olympic Parkway)	refer to sections		
C	Modified Class III Residential Collector	101'	76'	P
D/D-1	Modified Class III Residential Collector	62.5'	40'	P/C
E	Modified Class III Residential Collector	62.5'	40'	P
E-1	Modified Class III Residential Collector	65'	40'	P
F	Modified Class III Residential Collector	78.5'	56'	P
F-1	Modified Class III Residential Collector	79'	54'	P
G	Modified Class III Residential Collector	65'	40'	P
H	Modified Residential Street	60'	28'	P
I	Modified Residential Street	68.5'	28'	P
J	Modified Class III Residential Collector	85'	54'	P
K	Modified Class III Residential Collector	70'	54'	C
L	Modified Class III Residential Collector	82'	54'	P
M	Modified Residential Collector	62'	34'	P
N	Modified Residential Street	62.5'	40'	P/
O	Modified Class III Residential Collector	69.5'	44'	C/P
P	Modified Residential Street	59'	34'	P
Q	Modified Residential Street	56'	36'	P
R	Residential Street	56'	36'	C
S	Pri. Common Hammerhead Dr.	40'	20'	NA
T	Internal Streets & Drives	per Site Plan		

Note: Transitions of street classification changes (or to existing roads) and phasing of improvements to be determined at Tentative Map stage.



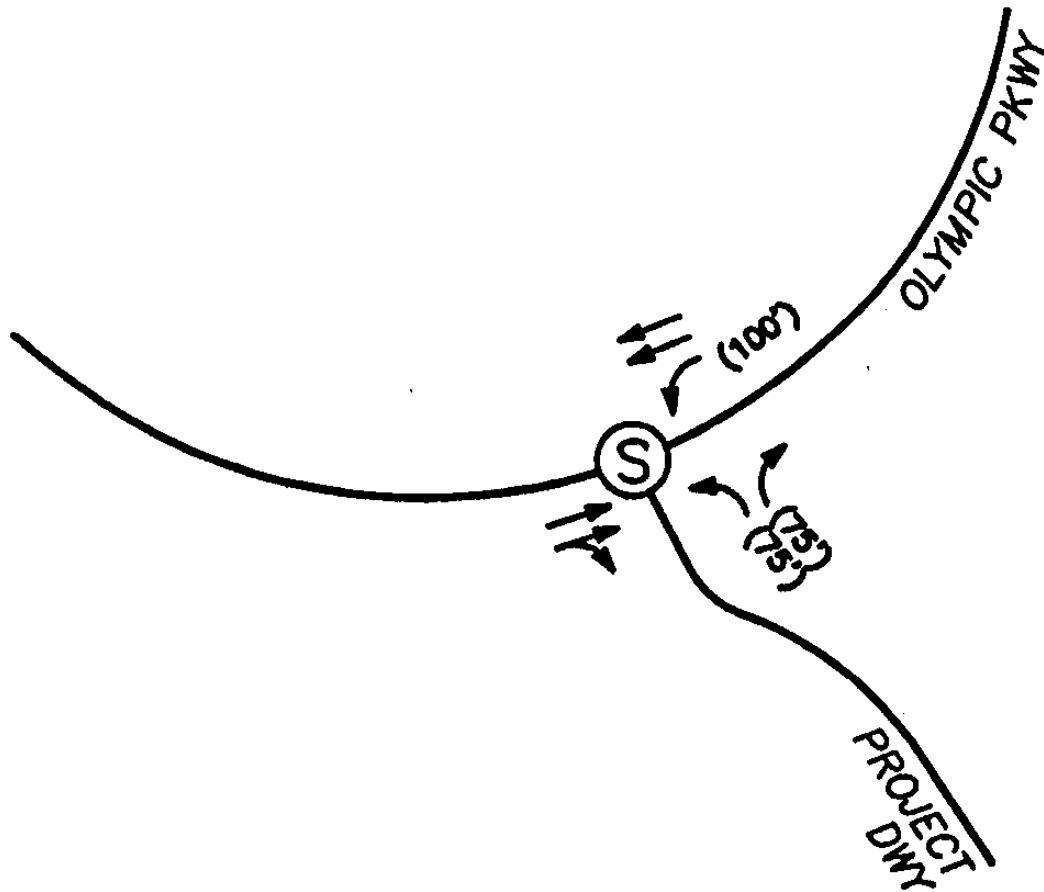
- 6 Lane Prime Arterial
- 4 Lane Major Arterial
- Class III Residential Collector
- Residential Street

Note: Refer to Sections for Modifications



Exhibit 7

## Circulation Improvements



### LEGEND

(xx)– Recommended Turn lane storage length in feet

**Exhibit 8**

## **II.5.4.2 POLICE**

### **II.5.4.2.1 Threshold Standard**

- A. Emergency Response: properly equipped and staffed police units shall respond to 81% of “Priority One” Emergency calls throughout the city within 7 minutes and shall maintain an average response time to all “Priority One” emergency calls of 5.5 minutes or less (measured annually).
- B. Urgent Response: Properly equipped and staffed police units shall respond to 57% of “Priority Two” Urgent calls throughout the city within 7 minutes and maintain an average response time to all “Priority Two” calls of 7.5 minutes or less (measured annually).

### **II.5.4.2.2 Service Analysis**

The City of Chula Vista Police Department provides police services. The purpose of the Threshold Standard is to maintain or improve the current level of police services throughout the City by ensuring that adequate levels of staff, equipment and training are provided. Police threshold performance was analyzed in the “Report on Police Threshold Performance 1990-1999”, completed April 13, 2000. In response to Police Department and GMOC concerns the City Council amended the threshold standards for Police Emergency Response on May 28, 2002, with adoption of Ordinance 2860. Police Facilities are also addressed in *A Master Plan for the Chula Vista Civic Center Solving City Space Needs Through Year 2010*, dated May 8, 1989.

### **II.5.4.2.3 Project Processing Requirements**

The PFFP is required by the Growth Management Program to address the following issues for Police Services.

- A. Services reviewed must be consistent with the proposed phasing of the project.
- B. Able to demonstrate conformance with *A Master Plan for the Chula Vista Civic Center* dated May 8, 1989, as amended.

### **II.5.4.2.4 Existing Conditions**

The Chula Vista Police Department (CVPD) provides law enforcement services to the area encompassing the project. The CVPD is located in a new headquarters building at the corner 4<sup>th</sup> Avenue and F Street in Chula Vista. This new facility is expected to be adequate through the build-out of eastern Chula Vista. Currently, CVPD maintains a staff of approximately 253 sworn officers and approximately 115 civilian support personnel. The Project is within Police Patrol Beat 32 that is served by at least one Beat Officer per shift.

#### **Police Facility Inventory**

- New Police Headquarters at 4<sup>th</sup> Avenue and F Street.

#### II.5.4.2.5 Adequacy Analysis

According to the GMOC 2005 7 Annual Report the response times for “Priority One” Calls for Service (CFS) were met during the 2005 -2006 time period (see Table C.1). The department is in compliance with “Priority One” CFS with 82.3% of the calls responded to within 7.00 minutes. “Priority Two” CFS during the same period were not met. The Priority Two CFS has not been met for several years. For Priority Two CFS, the department responded to 40% of the calls within an average of 12.5 minutes. The GMOC has determined that “Priority Two” or the Urgent Emergency Response time threshold has not been met.

According to the GMOC, police response time is just one measure of how these services are keeping pace with growth. The city has implemented measures to improve police response time. These measures range from maintaining full staffing to technological improvements. Two measures that do relate to the ability of the Police Department to maintain the quality of life and are growth related are maintaining adequate staffing and reducing false alarms.

As the table below indicates, the Police Department has made progress in reducing their response time over the past several years. The Police Department is engaged in several current or proposed initiatives to continue the reduction in response times.

<b>Table C.1</b>			
<b>Historic Response Times</b>			
<b>Priority I -- Emergency Response, Calls For Service</b>			
	<b>Call Volume</b>	<b>% of Call Response w/in 7 Minutes</b>	<b>Average Response Time</b>
Threshold		81.0%	5:30
FY2005-06	1,068 of 73,075	82.3%	4:51
FY2004-05	1,289 of 74,106	80.0%	5:11
FY2003-04	1,322 of 71,000	82.1%	4:52
FY 2002-03	1,424 of 71,268	80.8%	4:55
FY 2001-02	1,539 of 71,859	80.0%	5:07
FY 2000-01	1,734 of 73,977	79.7%	5:13
FY 1999-00	1,750 of 76,738	75.9%	5:21
CY 1999 <sup>5</sup>	11,890 of 74,405	70.9%	5:50

Source: GMOC 2007 Annual Report

In response to the Urgent Emergency Response time threshold not being met, the GMOC recommended that the City Council direct the City Manager to have the Police Department prepare and implement an action plan addressing the decline in performance relative to meeting the GMOC threshold. The GMOC recommends that this be done by 2008 so that progress in developing and implementing the plan can be reflected in the Police Department's next report to the GMOC.

<sup>5</sup> The FY98-99 GMOC Report used calendar 1999 data due to the implementation of the new CAD system in mid-1998.

The Police Department has requested GMOC support for various upgrades/improvements. While the GMOC is not opposed to any of these, it would be beneficial to understand how implementation of any of these initiatives will specifically improve Priority 2 response times.

#### **II.5.4.2.6 Financing Police Facilities**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Police Public Facilities DIF Fee for Multi-Family Development is \$1,617/unit (see Table A.6)<sup>6</sup>. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the project Police Fee obligation at buildout is \$798,798.

<b>Table C.2</b>			
<b>Police Fee For -Windstar Pointe Resort</b>			
<b>Development</b>	<b>Number of DUs</b>	<b>Police Fee/DU</b>	<b>Police Fee for Windstar Pointe Resort</b>
Windstar Pointe Resort project	494	\$1,617	\$798,798

The projected fee illustrated in Table C.2 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### **II.5.4.2.7. THRESHOLD COMPLIANCE AND REQUIREMENTS**

- A. The City will continue to monitor police responses to calls for service in both the Emergency (priority one) and Urgent (priority two) categories and report the results to the GMOC on an annual basis.
- B. That the Police Department remain diligent in meeting and achieving shorter response times than what is indicated as the Threshold Standard through the active pursuit and implementation of their current and planned programs and report on how these measures improved response times to next years GMOC.
- C. Compliance will be satisfied with the payment of Public Facilities Fees. The proposed project will be required to pay public facilities fees for police services, based on the number of dwelling units, prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.

<sup>6</sup> Fee based on Form 5509 dated 10/26/2007. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

### II.5.4.3 FIRE AND EMERGENCY MEDICAL SERVICES

#### II.5.4.3.1 Threshold Standard

Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within seven (7) minutes in 80 percent (current service to be verified) of the cases (measured annually).

#### II.5.4.3.2 Service Analysis

The City of Chula Vista Fire Department (CVFD) provides Fire and Emergency Medical Services (EMS). EMS is provided on a contract basis with American Medical Response (AMR). The City also has countywide mutual and automatic aid agreements with surrounding agencies, should the need arise for their assistance. The purpose of the Threshold Standard and the monitoring of response times are to maintain and improve the current level of fire protection EMS in the City. Fire/EMS facilities are provided for in the 1997 Fire Station Master Plan, as amended. The Fire Station Master Plan indicates that the number and location of fire stations primarily determine response time. The Fire Station Master Plan evaluates the planning area's fire coverage needs, and recommends a nine (9) station network at build out to maintain compliance with the threshold standard (see Table D.1).

#### II.5.4.3.3 Existing Conditions

There are currently eight (8) city stations and one (1) fire protection district station serving the City of Chula Vista. The existing and future stations are listed below:

<b>Table D.1</b>		
<b>Fire Station Inventory</b>		
<b>CHULA VISTA EXISTING FACILITIES</b>	<b>LOCATION</b>	
Station #1 & Fire Prevention Bureau	447 "F" Street	
Station #2	80 East "J" Street	
Station #3	1410 Brandywine	
Station #4 + Fire Training Tower	850 Paseo Ranchero	
Station #5 (Montgomery)	391 Oxford Street	
Station #6	Rolling Hills	
Otay Ranch #7	1640 Santa Venetia	
Station #8 (Woods Fire Station)	1180 Woods Drive	
<b>COUNTY FIRE PROTECTION DISTRICT FACILITY<sup>7</sup></b>		
Bonita/Sunnyside Fire Protection District.	4900 Bonita Road	
<b>PLANNED CHULA VISTA FACILITIES</b>		<b>COST ESTIMATE<sup>8</sup></b>
Station #5 (to be reconstructed)	391 Oxford Street	\$1,200,000
<b>OTHER CAPITAL IMPROVEMENTS</b>		
Public Safety Communications (CAD/RMS)	Dispatch Center	\$4,612,050
Public Safety Communications (800MHz)	Citywide	None Established
Brush Engine	Eastern Territories	\$225,000

<sup>7</sup> The City of Chula Vista has an Automatic Aid Agreement with Bonita/Sunnyside and the cities of National City, Imperial Beach, Coronado and San Diego.

<sup>8</sup> Cost Estimates are approximate figures and subject to refinement by the City of Chula Vista.

#### II.5.4.3.4 Adequacy Analysis

The City of Chula Vista Fire Department (CVFD) currently serves areas within the City's boundaries, including the Windstar Pointe Resort project. The closest CVFD stations to the project site are:

- Fire Station #4, located Rancho Del Rey
- Fire Station #6, located in Rolling Hills
- Fire Station #7, located in Village 2.
- Fire Station #8, located in EastLake III

The station nearest to the Windstar Pointe Resort project is Station #8. This station is within 2 miles of the Windstar Pointe Resort project. Station #8 is located in the EastLake Woods neighborhood.

The Fire/EMS response time threshold was met for calendar year 2006. This is the second year in a row that the CVFD met the threshold even with a substantial increase in the number of reported emergency calls. Dispatch time improved significantly with full operation of its dispatch center.

American Medical Response (AMR) provides emergency medical services to the project site, on a contract basis for the City of Chula Vista. There are two AMR stations, which provide paramedic with EMT services to the City of Chula Vista exclusively.

<b>Table D.2 Windstar Pointe Resort Supplemental PFFP Amendment Fire/EMS - Emergency Response Times Since 1994</b>		
<b>Years</b>	<b>Call Volume</b>	<b>% of All Call Response Within 7:00 Minutes</b>
CY 2006	10,390	85.2%
CY 2005	9,907	81.6%
FY 2003-04	8,420	72.9%
FY 2002-03	8,088	75.5%
FY 2001-02	7,626	69.7%
FY 2000-01	7,128	80.8%
FY 1999-00	6,654	79.7%
CY 1999	6,344	77.2%
CY 1998	4,119	81.9%
CY 1997	6,275	82.4%
CY 1996	6,103	79.4%
CY 1995	5,885	80.0%
CY 1994	5,701	81.7%

Source: GMOC 2007 Annual Report

#### II.5.4.3.5. FIRE & EMS FACILITY ANALYSIS:

Growth does not appear to be a factor in the Department's ability to meet the response time threshold. Furthermore, since the department began this reporting data process

several technical issues, with regards to the Computer Aided Dispatch (CAD), have been addressed that will help improve the overall response time. For example the purchase of Netscape will allow the Police Department and Fire Department to access CAD data from remote computer locations without disruption to "live" dispatch operations. Other CAD enhancements are being worked on to improve efficiency and reporting capabilities. The Fire Department has hired a Public Safety Analyst, who started on March 18, 2005 and will help with data quality assurance and reporting. Additionally, the Fire Department has completed a Strategic Business Plan, developed performance measures and is in the process of integrating the Plan and measures into individual performance plans, which will be used to guide performance in regards to turnout times.

Development of Windstar Pointe Resort project is not anticipated to change the need for fire service in the area. Fire Station No. 8, located at 1180 Woods Drive in the EastLake Woods neighborhood, would be the primary station to serve Windstar Pointe Resort.

#### **II.5.4.3.6. FINANCING FIRE & EMS FACILITIES:**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Fire Public Facilities DIF Fee for Multi-Family Development is \$824/unit (see Table A.6)<sup>9</sup>. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the project Fire Fee obligation at buildout is \$407,056.

<b>Table D.3 Fire/EMS Fee For Windstar Pointe Resort</b>			
<b>Development</b>	<b>Number of DUs</b>	<b>Fire/EMS Fee/DU</b>	<b>Fire/EMS Fee for Windstar Pointe Resort</b>
Windstar Pointe Resort project	494	\$824	\$407,056

The projected fee illustrated in Table D.3 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### **II.5.4.3.7 THRESHOLD COMPLIANCE AND REQUIREMENTS:**

- A. The City will continue to monitor fire department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.
- B. The Windstar Pointe Resort Project shall pay public facilities fees prior to the issuance of building permits; the fees shall be paid at the rate in effect at the time payment is made.

<sup>9</sup> Fee based on Form 5509 dated 10/26/2007. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.



## **II.5.4.4 SCHOOLS**

### **II.5.4.4.1 Threshold Standard**

The City annually provides the two local school districts with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:

1. Amount of current capacity now used or committed.
2. Ability to absorb forecasted growth in affected facilities.
3. Evaluation of funding and site availability for projected new facilities.
4. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

### **II.5.4.4.2 Service Analysis**

School facilities and services in Chula Vista are provided by two school districts. The Chula Vista Elementary School District (CVESD) administers education for kindergarten through sixth grades. The Sweetwater Union High School District (SUHSD) administers education for the Junior/Middle and Senior High Schools of a large district, which includes the City of Chula Vista. The purpose of the threshold standard is to ensure that the districts have the necessary school sites and funds to meet the needs of students in newly developing areas in a timely manner, and to prevent the negative impacts of overcrowding on the existing schools. Through the provision of development forecasts, school district personnel can plan and implement school facility construction and program allocation in line with development.

On November 3, 1998, California voters approved Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998. Prior to the passage of Proposition 1A, school districts relied on statutory school fees established by Assembly Bill 2926 ("School Fee Legislation") which was adopted in 1986, as well as judicial authority (i.e., Mira-Hart-Murrieta court decisions) to mitigate the impacts of new residential development. In a post Proposition 1A environment, the statutory fees provided for in the School Fee Legislation remains in effect and any mitigation requirements or conditions of approval not memorialized in a mitigation agreement, after January 1, 2000, will be replaced by Alternative Fees (sometimes referred to as Level II and Level III Fees). The statutory fee for residential development is referred to in these circumstances as the Level I Fee (i.e., currently for unified school districts at \$2.63 per square foot for new residential construction and \$0.42 per square foot for new commercial and industrial construction).

CVESD utilizes their current School Facilities Needs Analysis (SFNA), February 2007, to quantify, for the next five-year period, the impacts of new residential development on the district's school facilities, and to calculate the permissible Alternative Fees to be collected from such new residential development. To ensure the timely construction of school facilities to house students from residential development, alternative fees or implementation of a Mello Roos Community Facilities District (CFD) will be necessary.

In compliance with Government Code Section 65995 et. Seq. the SFNA provides the determination of eligibility for and the calculation of a Level II Fee of \$2.80 per square

foot of new residential construction. A corresponding Level III Fee of \$5.60 per square foot of new residential construction is also identified.

Sweetwater Union High School District utilizes their current “Sweetwater Union High School District Long Range Comprehensive Master Plan” dated July 20, 2004. Implementation of the SUHSD Plan is ongoing and has resulted in the upgrading of older schools and accommodating continuing growth. The district has leveraged \$187 million from Proposition BB into a \$327 million effort utilizing state funding to modernize and upgrade eight campuses. Additional work efforts associated with Proposition O have commenced and construction could begin as early as 2008.

#### **II.5.4.4.3 Project Processing Requirements**

The PFFP is required by the Growth Management Program to address the following issues for School Services:

1. Identify student generation by phase of development.
2. Specific siting of proposed school facilities will take place in conformance with the *Sweetwater Union High School District Long Range Comprehensive Plan*, and Chula Vista Elementary School District's Standards and Criteria.
3. Reserve school sites, if necessary, or coordinate with the district for additional school classrooms.
4. Provide cost estimates for facilities.
5. Identify facilities consistent with proposed phasing.
6. Demonstrate the ability to provide adequate facilities to access public schools in conjunction with the construction of water and sewer facilities.
7. Secure financing.

#### **II.5.4.4.4 Existing Conditions**

##### **School Facilities Inventory, Chula Vista Elementary School District**

Currently, the CVESD's inventory consists of 43 elementary schools including 6 Charter schools. Approximately 25 schools are on a traditional calendar and 18 are on a year-round calendar. Table E.1 lists existing schools together with the capacity and enrollment of each. Capacity using existing facilities is approximately 30,517. Projected enrollment for December 2007 is currently approximately 26,800. Thirty-seven of the 43 schools have capacity. Three schools are near capacity and 3 schools are over capacity (see Table E.1). At this time there is sufficient capacity throughout the district to accommodate additional students. In addition, this project is located in the district's EastLake Community Facilities District No. 1.

<b>Table E.1</b> <b>Chula Vista Elementary School District</b> <b>Enrollments vs. Capacity</b>			
<b>School</b>	<b>Projected Enrollment 12/31/07</b>	<b>Approximate Capacity</b>	<b>Approximate Remaining Capacity</b>
Allen/Ann Daly	415	446	31
Arroyo Vista Charter	818	852	34
Casillas	626	736	110
Castle Park	509	598	89
Chula Vista Hills	542	634	92
Chula Vista LCC	584	600	16
Clear View Charter	520	623	103
Cook	514	599	85
Discovery Charter	756	938	182
EastLake	648	798	150
Feaster/Ed Charter	1020	1193	173
Finney*	516	597	81
Halecrest	478	574	96
Harborside	674	813	139
Hedenkamp	1045	1033	-12
Heritage	891	923	32
Hilltop Drive	537	583	46
Juarez-Lincoln	652	751	99
Kellogg	396	662	266
Lauderbach	797	973	176
Liberty	586	790	204
Loma Verde	492	594	102
Los Altos	404	438	34
Marshall	769	765	-4
McMillin	860	867	7
Montgomery	408	503	95
Mueller Charter	1025	971	-54
Olympic View	815	852	37
Otay	568	588	20
Palomar	411	467	56
Parkview	445	661	216
Rice	646	849	203
Rogers East/West	532	552	20
Rohr	419	507	88
Rosebank	686	776	90
Salt Creek	938	963	25
Silver Wing	523	525	2
Sunnyside*	395	463	68
Tiffany	571	680	109
Valle Lindo	560	680	120
Valley Vista	553	563	10
Veterans	631	736	105
Vista Square	625	795	170
<b>Total</b>	<b>26,800</b>	<b>30,517</b>	<b>3,866</b>

Source: GMOC 2007 Annual Report

\* Estimated based on CVESD data.

**Table E.2**  
**Sweetwater Union High School District**  
**Enrollments vs. Capacity**

<b>School Site</b>	<b>Adjusted Total Capacity</b>	<b>12/2007 Forecasted Enrollment</b>	<b>Capacity vs. Forecasted</b>
<b>Middle Schools</b>			
Bonita Vista	1,530	1,127	403
Castle Park	1,530	1,246	284
Chula Vista	1,410	1,254	156
EastLake	1,665	1,360	305
Granger*	1,380	1,200	180
Hilltop	1,410	1,254	156
Mar Vista*	1,581	1,340	241
Montgomery	1,614	1,100	514
National City*	1,054	890	164
Rancho del Rey	1,440	1,342	98
Southwest*	1,350	900	450
<b>Subtotal</b>	<b>15,964</b>	<b>13,013</b>	<b>2,951</b>
<b>High Schools</b>			
Bonita Vista	2,550	2,226	324
Castle Park	1,920	1,930	-10
Chula Vista	2,850	2,736	114
EastLake	2,940	2,344	596
Hilltop	2,550	2,240	310
Mar Vista*	1,879	2,300	-421
Montgomery*	2,440	2,300	140
Otay Ranch	2,900	2,351	549
Olympian	2,460	719	1,741
Palomar	600	484	116
San Ysidro*	2,400	1,804	596
Southwest*	2,400	2,446	-46
Sweetwater*	2,163	2,673	-510
<b>Subtotal</b>	<b>30,052</b>	<b>26,553</b>	<b>3,499</b>
<b>Total</b>	<b>46,016</b>	<b>39,566</b>	<b>6,450</b>

*Source: GMOC 2007 Annual Report*

\* Schools outside of the City of Chula Vista

## School Facilities Inventory, Sweetwater Union High School District

The SUHSD currently administers eleven (11) junior high/middle schools and thirteen (13) senior high schools including one continuation high school within the District. Of the eleven junior highs, six have been converted to middle schools serving grades seven and eight. In 2002, the district completed construction of the San Ysidro High School. In 2003 the district opened the Otay Ranch High School, which is adjacent to the Otay Ranch Village 2 Planning Area. Also, in 2003 the district opened EastLake Middle School. Planned for the future is middle school #12 and high school #14.

The district wide student enrollment is very stable (in fact it is declining at many schools). According to the district, the Windstar Pointe Resort project is within the EastLake Middle School and the EastLake High School and the Otay Ranch High School attendance areas. In addition, the site is with in CFD 1.

### II.5.4.4.5 School Sizing and Location

The project is proposed to consist of 494 dwelling units at build out. At completion, the proposed project could generate approximately 173 students using the following Student Generation Factors:

<b>Multi-Family Attached<sup>10</sup></b>	
Elementary (K-6)	= .35 <sup>11</sup> students/d.u.
Middle School (7-8)	= .0516 students/d.u.
High School (9-12)	= .1057 students/d.u.

By school category, the project is expected to generate the following students:

<b>Table E.3 Student Generation</b>				
Multi- Family Dwelling Units	Elementary (K-6)	Middle (7-8)	High School (9-12)	Total Students
494	173	25	52	250

<b>School Size Standards:</b>	Elementary	750-1000 students
	Middle	1,500 students
	Senior High	2,400 students

### Chula Vista Elementary School District

As noted in Table E.3, the build-out of the EastLake Windstar Pointe Resort would generate the need to house approximately 173 elementary school age students. The District is currently awaiting clearance from the California Department of Education (CDE) to build a school in Village 11 of Otay Ranch. Upon clearance, the district plans to proceed with the purchase of a site at 1650 Exploration Falls Drive. This would be the nearest school (at completion) to the Project. Students would be bussed to a nearby school should the construction of this school not be completed by the time the Windstar Pointe Resort project becomes occupied.

<sup>10</sup> Includes Apartment units.

<sup>11</sup> Rate from CVESD

### **Sweetwater Union High School District**

The maximum capacity of a middle school is approximately 1,500 students. It is anticipated that the approximately 25 middle school students generated by the EastLake Windstar Pointe Resort project will attend the EastLake Middle School located approximately 3 miles north of the EastLake Windstar Pointe Resort project. Currently, EastLake Middle has the capacity to accept the estimated students generated by the project.

The maximum capacity of a high school is approximately 2,400 students. It is anticipated that approximately 52 high school students will be generated from the EastLake Windstar Pointe Resort project. These students will attend EastLake high school located approximately 3 miles northwest of the project. Currently, EastLake High has the capacity to accept the estimated students generated by the project.

Demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility can be constructed in the Eastern Urban Center (EUC) or a site reserved pursuant to the Otay Ranch GDP.

#### **II.5.4.4.6 Financing School Facilities**

California Government Code section 65995 et. seq. and Education Code Section 17620 et. seq. authorizes school districts to impose facility mitigation exactions on new development as a way to address increasing enrollment caused by that development.

Although the collection of school fees is one method available to defray the cost of new development, it is not an acceptable solution since the maximum amount that could be collected by law represents less than one-fourth the cost to construct schools. The SUHSD is unable to meet the needs of this project with current school facilities and it is unable to construct new facilities to meet the impacts of this project through the provision of school fees.

In recognition of this funding deficiency, it is the policy of each district to fully mitigate the facility impacts caused by a master planned community via the creation of a Mello Roos Community Facilities District. The following Mello-Roos Districts have been created by each district:

<b>SUHSD</b>		<b>CVED</b>	
CFD Number	Location	CFD Number	Location
1	EastLake	1	EastLake
2	Bonita Long Canyon	2	Bonita Long Canyon
3	Rancho del Rey	3	Rancho del Rey
4	Sunbow	4	Sunbow
5	Annexable	5	Annexable
6	Otay Ranch	6	Otay Ranch
7	Rolling Hills Estate	10	Annexable for future annexations
8	Coral Gate (Otay Mesa)	11	Otay Ranch (Lomas Verde)
9	Ocean View Hills	12	Otay Ranch (Village 1, West)
10	Remington Hills/Annexable	13	San Miguel Ranch
11	Lomas Verdes	14	Otay Ranch Village 11 (Brookfield/Shea)
12	Otay Ranch (Village 1 West)	15	Otay Ranch Village 6 (ORC)
13	San Miguel Ranch		
14	Otay Ranch Village 11		

Based on historical data available from each district an estimate of costs for the construction of school facilities on a per student basis is provided. Both districts follow state standards for determining the costs and size for school construction. The cost for a high school, including land acquisition, is approximately \$31,250 per student (2005 dollars). Excluding land, the cost for a high school is approximately \$22,900 per student. The cost for a middle school, including land acquisition, is approximately \$23,333 per student (2005 dollars). Excluding land, the cost for a middle school is \$16,666 per student. The cost for an elementary school, including land acquisition, is approximately \$40,340 per student (2005 dollars). Excluding the land, the cost for an elementary school is approximately \$27,340 per student. Land acquisition cost is calculated at approximately \$1,000,000/net usable acre (10 acre elementary school site). Using the aforementioned costs per student together with the school size, the following costs per facility can be anticipated.

<b>Elementary School Cost</b>	
(800 students) (\$27,340/student w/o land cost)	\$21,871,000
(800 students) (\$40,340/student w/land cost)	\$32,271,000
<b>Middle School Cost</b>	
(1,500 students) (\$16,666/student w/o land cost)	\$25,000,000
(1,500 students) (\$23,333/student w/ land cost)	\$35,000,000
<b>High School Cost</b>	
(2,400 students) (\$22,900/student w/o land cost)	\$55,000,000
(2,400 students) (\$31,250/student w/ land cost)	\$75,000,000

**II.5.4.4.7 Threshold Compliance and Recommendations**

1. Prior to building permit approval, the project proponent(s) shall provide documentation to the City confirming satisfaction of SUHSD and CVESD facility funding requirements to offset student generation impacts. Funding shall be satisfied through the Mello-Roos Community Facilities District financing method or other means acceptable to each District. In addition, condition the project to require that no building permits shall be issued unless and until a school facility financing mechanism is in place to the satisfaction of the Sweetwater Union High School District and the Chula Vista Elementary School District.
2. Since this project is a part of EastLake, portions of the school mitigation have been satisfied through participation in the CFD for both districts. The mitigation agreement also established a fee due at the time permits for residential units are pulled. The rate in effect should be verified with the SUHSD and CVESD at the time building permits are requested.

## **II.5.4.5 LIBRARIES**

### **II.5.4.5.1 Threshold Standard**

In the area east of I-805, the city shall construct, by buildout (approximately year 2030) 60,000 Gross Square Feet (GSF) of library space beyond the citywide June 30, 2000 GSF total. The construction of said facilities shall be phased such that the city will not fall below the citywide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.

### **II.5.4.5.2 Service Analysis**

The City of Chula Vista Library Department provides library facilities.

### **II.5.4.5.3 Project Processing Requirements**

The PFFP is required by the Growth Management Program to address the following issues for Library services:

1. Identify phased demands in conjunction with the construction of streets, water and sewer facilities.
2. Specifically identify facility sites in conformance with the Chula Vista Library Master Plan.

### **II.5.4.5.4 Existing Conditions**

The City provides library services through the Chula Vista Public Library at Fourth and “F” Street (Civic Center), the South Chula Vista Library in the Montgomery/Otay planning area, and the library at the EastLake High School. The Castle Park and Woodlawn Libraries have been closed. The existing and future libraries are listed on the Table F.1 and Table F.2, respectively.

<b>Table F.1 Existing Library Facilities</b>	
<b>Existing Libraries</b>	<b>Square Footage</b>
Civic Center	55,000
South Chula Vista	37,000
EastLake	10,000
<b>Total Existing Square Feet</b>	<b>102,000</b>

### **II.5.4.5.5 Adequacy Analysis**

Using the threshold standard of 500 square feet of library space per 1,000 population, the demand for library space based on Chula Vista’s estimated population for year end 2005 6 of a population of 227,673<sup>12</sup> is 113,836 square feet. Chula Vista currently provides 102,000 square feet of library space. This represents a 11,836 square foot deficit. The demand by the 2011 forecasted population (GMOC 2007 Annual Report) of 263,300 is 131,650 square feet. Comparing this demand to the existing library square footage of

---

<sup>12</sup> GMOC 2007 Annual Report



102,000 square feet results in a deficit of 33,000 square feet unless the first Regional Library is completed before 2011. The SANDAG buildout population for Chula Vista is approximately 282,664. This population will require approximately 152,000 square feet of Library Facilities.

The Chula Vista Public Library Master Plan addresses such topics as library siting and phasing, the impacts of new technologies on library usage, and floor space needs. The plan calls for the construction of a full service regional library of approximately 30,000 square feet in the Rancho del Rey area at the corner of Paseo Ranchero and East H Street by late Fall 2006 and the construction of a second full service regional library of similar size in the Otay Ranch Eastern Urban Center (EUC). Public Facilities Development Impact Fees have been and are being collected to pay 100% of the costs of these facilities.

Future library facilities are listed in the following table:

<b>Table F.2 Future Library Facilities</b>		
<b>Future Libraries</b>	<b>Square Footage</b>	<b>Estimated Cost</b>
1st regional library (Rancho Del Rey) @ 30,000 sf	30,000*	\$30,000,000±
2nd regional library (Otay Ranch EUC) @ 30,000 sf	20,000**	Unknown
<b>Estimated Total Future Net Square Feet</b>	<b>50,000</b>	
<b>Total Master Plan Library Square Feet (existing and future)</b>	<b>150,000</b>	

\* Assumes construction of the first 30,000-square foot regional library by Summer 2008.

\*\* Assumes construction of the second 20,000-square foot (minimum size) regional library and the closure of the 10,000-square foot EastLake library, per the Chula Vista Public Library Master Plan.

Table F.3 highlights existing plus forecasted project demands for library space as compared to the existing and scheduled library space as well as the impact of the project on library facilities. The project can be accommodated in the projected 2008 Rancho Del Rey Regional Library.

<b>Table F.3 EastLake III Windstar Pointe Resort SPA Library Space Demand vs. Supply</b>				
	<b>Population<sup>13</sup></b>	<b>Demand Square Footage</b>	<b>Supply Square Footage</b>	<b>Above/(Below) Standard</b>
Estimated Existing Citywide 12/31/06	227,673	113,836	102,000	(11,836)
1 <sup>st</sup> regional library (Rancho del Rey) 2008			30,000	18,164
Forecasted Projects to 2011	35,627	17,814		
<b>Subtotal</b>	<b>263,300</b>	<b>131,650</b>	<b>132,000</b>	<b>350</b>

<sup>13</sup> Based on City of Chula Vista Estimates, GIOC 2007 Annual Report.

#### 11.5.4.5.6 Financing Library Facilities

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance ~~2886~~ and 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The Library Public Facilities DIF Fee for Multi-Family Development is \$1,302/unit (see Table A.6)<sup>14</sup>. This amount is subject to change as it is amended from time to time. The project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the estimated Library Fee obligation at buildout is \$643,188.

<b>Table F.4</b>			
<b>Library Fee For Winstar Pointe Resort</b>			
<b>Development</b>	<b>Number of DUs</b>	<b>Library Fee/DU</b>	<b>Library Fee for Winstar Pointe Resort</b>
Windstar Pointe Resort project	494	\$1,302	\$643,188

The projected fee illustrated in Table F.4 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### 11.5.4.5.7 Threshold Compliance and Recommendations

Based upon the analysis contained in this section, the city's current library facilities (approximately 102,000 square feet) are 11,836 square feet below the threshold standard (see Table F.3). The existing plus proposed new library space totals 132,000 square feet. The total forecasted projects including the Windstar Pointe Resort SPA project totals a demand of approximately 131,650 square feet by 2011. This results in an excess (above standard) supply of 350 square feet.

No mitigation is required other than the payment of the Public Facilities DIF for library facilities at the rate in effect prior to the approval of building permits.

<sup>14</sup> Fee based on Form 5509 dated 9/25/2007. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## **II.5.4.6 PARKS, TRAILS AND OPEN SPACE**

### **II.5.4.6.1 Park Threshold Standard**

Three (3) acres of neighborhood and community parkland with appropriate facilities shall be provided per 1,000 residents. This standard is specified in Section 17.10.040 of the Chula Vista Municipal Code.

### **II.5.4.6.2 Service Analysis**

The City of Chula Vista provides public park and recreational facilities and programs through the General Services, Public Works, and Recreation Departments which are responsible for the acquisition and development of parkland. All park development plans are reviewed by City staff and presented to the Parks and Recreation Commission for review. A recommendation is made by this Commission to the deciding body, the City Council.

The City Council approved the Chula Vista Parks and Recreation Master Plan in November 2002. The Plan provides guidance for planning, siting and implementation of neighborhood and community parks.

### **II.5.4.6.3 Project Processing Requirements**

1. Identify phased demands in conformance with the number of dwelling units constructed, street improvements and in coordination with the construction of water and sewer facilities.
2. Specific siting of the facility will take place in conformance with the Chula Vista Parks and Recreation Master Plan.
3. Site/s reserved for park purposes within the project.

### **II.5.4.6.4 Existing Conditions**

The existing and future parks as depicted in the Park and Recreation Element of the General Plan and as updated by the inclusion of more recent information are contained in the city's Parks and Recreation Master Plan.

### **II.5.4.6.5 Project Park Requirements**

#### **Compliance with Public Park Standards**

The Windstar Pointe Resort Project generates an estimated population of 1,495 (494 dwelling units x 3.026<sup>15</sup> population factor). To meet the city threshold requirements the amount of parkland dedicated is based on a standard of 3 acres per 1,000 populations (see Table G.1). The standard is based on State of California Government Code 66477, also known as the Quimby Act, that allows a city to require by ordinance, the dedication of land or payment of fees for park or recreational purposes.

---

<sup>15</sup> GMOC 2007 Annual Report

<b>Table G.1</b> <b>Quimby Act Parkland Requirements</b>		
<b>Windstar Pointe Resort Population</b>	<b>Standard</b>	<b>Parkland Acres Required</b>
1,495	3 acres per 1,000 population	4.48

All new development in the City of Chula Vista is subject to the requirements contained in the City's Parkland Dedication Ordinance CVMC Chapter 17.10. The ordinance establishes fees for park land acquisition and development, sets standards for dedication and establishes criteria for acceptance of parks and open space by the City of Chula Vista. Fees vary depending upon the type of dwelling unit that is proposed. There are four types of housing; Single Family dwelling units (defined as all types of single family detached housing and condominiums), Multi-Family dwelling units (defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments), Mobile Homes and Hotel/Motel Rooms. Single Family Housing is defined as a free-standing structure with one residential unit. Multi-Family Housing is defined as any free-standing structure that contains two or more residential units. Parkland dedication requirements are shown below on Table G.2.

<b>Table G.2</b> <b>City of Chula Vista Parkland Dedication Ordinance Standards</b>		
<b>Dwelling Unit Type</b>	<b>Land Dedication per Unit</b>	<b>Dwelling Units per Park Acre</b>
Single-Family	460 sf/du	95 du/ac.
Multi-Family	341 sf/du	128 du/ac.

<b>Table G.3</b> <b>Windstar Pointe Resort Project</b> <b>Preliminary Parkland Dedication Requirements</b> <b>City Ordinance Applied to Planning Prediction of Unit Numbers and Types</b>			
<b>Dwelling Unit Type*</b>	<b>Number of D.U.</b>	<b>Parkland Required/DU</b>	<b>Required Acres</b>
Multiple Family	494	341 sf/du	3.86
<b>TOTALS</b>	<b>494</b>		<b>3.86</b>
* Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the EastLake III General Development Plan, since this level of information is all that is available at the time of this document's preparation. Definitions of dwelling unit type used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.			

The City's Parklands and Public Facilities Ordinance (CVMC 17.10) is based on the Quimby Act. Based on the City's Parklands and Public Facilities Ordinance, the parkland requirement for the Windstar Pointe Resort is approximately 3.86 acres (see Table G.3). However, the entire EastLake III SPA Amendment will be re-evaluated in the PFFP.

The Proposed Site Utilization Plan (Exhibit 4) identifies the park designations and acreage that are also shown in Table G.4. The Neighborhood Park has been graded and

and it is currently under construction. The City's Parkland Dedication Ordinance requirements for the EastLake III SPA 2006 Amendment are outlined in Table G.4.

<b>Table G.4</b> <b>EastLake III SPA 2006 Amendment</b> <b>Park Acreage Provided and Eligible Credits</b>			
<b>Neighborhood</b>	<b>Park Provided</b>	<b>Proposed Credit</b>	<b>Estimated Credit Acres</b>
<b>EastLake Woods</b>	PAD Fees = 5.6 Ac	100%	5.6
<b>EastLake Vistas</b> P-1 Public Park & P-2 Private Park	12.9 Ac	100%	12.9
<b>Total Provided</b>	<b>18.5 Ac</b>	--	
<b>Total Required</b>	--	--	<b>21.51</b>
<b>SPA Balance</b>	--	--	<b>-3.01*ac</b>
*Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, the acquisition component of the PAD Fee will be waived and a payment of \$2,666,260 will be made which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City.			

*Source: Cinti Land Planning*

Table G.4 estimates that the EastLake III SPA Amendment will provide parkland less than that required, by 3.01 acres, based on the Site Utilization Plan statistics. This park acreage calculation may be refined during the more detailed levels of review.

#### **II.5.4.6.6 Park Adequacy Analysis**

Table G.5 is a comparison of park acreage demands and supply east of Interstate 805 for existing, approved projects, as well as the phased addition of the project. A review of the existing and approved park demands for Chula Vista east of I-805 including the project indicates a projected 2011 demand of approximately 409.24 acres of Neighborhood and Community Park. The 2011 projected supply of park acreage east of I-805, 430.73 acres, is 21.49 acres more than the projected demand.

<b>Table G.5</b> <b>Estimated Park Acreage Demand Compared to Supply East of Interstate 805</b>					
	<b>Population East of I-805<sup>16</sup></b>	<b>Demand Park Acres<sup>17</sup></b>	<b>Existing Park Acres</b>	<b>Eligible Credit Acres</b>	<b>Net Acres +/-Standard</b>
Existing to 12/2004 06	107,618	322.85	377.01 <sup>18</sup>	377.01	+54.16
Forecasted Projects 2006 to 2011	28,797 <sup>19</sup>	86.39	53.72 <sup>20</sup>	53.72	-32.67
<b>Total</b>	<b>136.415</b>	<b>409.24</b>	<b>430.73</b>	<b>430.73</b>	<b>+21.49</b>

<sup>16</sup> Population figures are from the GMOC 2007 Annual Report.

<sup>17</sup> Based on City Threshold requirement of 3 acres of neighborhood and community parkland per 1,000 residents east of I-805.

<sup>18</sup> Existing Park Acreage from the GMOC 2007 Annual Report.

<sup>19</sup> Population figure derived from the GMOC 2007 Annual Report.

<sup>20</sup> Park acreage from Park Acreage Table from the GMOC 2007 Annual Report.

Table G.6 EastLake III SPA Amendment Park Land Dedication Required					
Dwelling Unit Type	Dwelling Units(DUs)		Park Area/DU	Park Acres Required (AC)	
	Woods	Vistas		Woods	Vistas
Single Family	667	782	423 SQ FT/DU	6.48	7.59
Single Family Attached	0	73	366 SQ FT/DU	0	0.61
Multiple Family	0	1,033*	288 SQ FT/DU	0	6.83
TOTALS	667	1,394	--	6.48	15.03**
PROJECT TOTAL	2,555		--	21.51**	
* Increased by 494 Multi-Family Units.					
** May not total due to rounding.					

Source: Cinti Land Planning

The dedication requirement for the EastLake III SPA, based on the proposed changes in dwellings calculated in Table G.6. The EastLake III SPA Amendment identifies a requirement of 21.51 acres net for parkland. However, the EastLake III SPA Amendment provides a total of 18.5 acres, which results in a shortfall of 3.01 acres.

#### II.5.4.6.7 Open Space, Trails and Recreation

##### A. Open Space

Open space within Eastlake III is to be provided for buffer areas, slopes and open space corridors as required by the Eastlake III GDP. Open space lands indicated on the Eastlake III Site Utilization Plan include the Salt Creek corridor within the Eastlake Woods neighborhood, slopes adjacent to both Upper and Lower Otay Reservoirs, slope/buffer areas adjacent to Otay Lakes Road, Hunte Parkway and Olympic Parkway, and a buffer between the western edge of the Eastlake Woods residential neighborhood and the Eastlake Business Center light industrial uses, off-site to the west.

##### B. Trails

Eastlake III is served by two types of trails. These include:

- Greenbelt trails
- Community trails

These trails provide non-vehicular circulation throughout the community linking Eastlake III with the adjacent regional trail system within the City's greenbelt. The trails also provide limited and controlled access into the open space areas and provide access for Eastlake III neighborhoods to the parks and community facilities. See Trails Plan for the location of the main framework of the trails system. It should be noted that these trails are in addition to concrete sidewalks required as part of street construction.

### **1. Greenbelt/Multi-Purpose Trail**

In accordance with the Chula Vista General Plan, the Greenbelt Trail is a proposed 26-mile continuous loop trail that generally encircles the city. The trail is designed as an eleven-foot wide, grade separated trail free from vehicular traffic.

### **2. Community Trail**

Community trails provide access to regional trails and destination points and are typically the internal routes of communities and neighborhoods. They can be similar in design to regional trails but are determined by volume. In some cases, the trail will be the concrete sidewalk in residential areas.

The Eastlake Community Trail, extending from Eastlake Hills through the developed portion of the Eastlake Planned Community to its current terminus in Eastlake Trails within Salt Creek, will be extended across the Eastlake Vistas neighborhood to the park overlooking Lower Otay Lake. A pedestrian trail through Salt Creek park/open space corridor branch of the Greenbelt as well as along the Otay Lakes branch, will connect to the citywide system.

All trails will be designed and constructed to City standards. In the absence of specific trail design standards, all trails will be designed and constructed to the satisfaction of the Director of Parks and Recreation.

## **II.5.4.6.8 Financing Park Facilities**

Chapter 17.10 of the Chula Vista Municipal Code, as amended, governs the financing of parkland and improvements. Included as part of the regulations are Park Acquisition and Development (PAD) fees established for the purpose of providing neighborhood and community parks. The Ordinance provides that fees are paid to the City prior to approval of a final subdivision map, or in the case of a residential development that is not required to submit a final map, at the time of the final building permit application.

### **II.5.4.6.8.1 SPA Plan Amendment**

The project is responsible for both the park development component and the acquisition component PAD Fees. The project parkland requirement is 21.51 acres based on CVMC 17.10 (Table G.6) in effect at the time the EastLake III SPA was approved in 2002. The 2006 SPA Plan Amendment provided 18.5 net acres of parkland. Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, according to city staff, the developer has negotiated a waiver of the acquisition component of the PAD Fee in exchange for a payment of \$2,666,260, which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The \$2,666,260 payment must be paid at the time the development component of the PAD fee is paid, which is prior to issuance of building permits. The Developer will pay the development component of the PAD Fee as required by the City. The estimated development component of the PAD Fee is \$1,559,558 (see Table G.7). Combined, the estimated fee for both components of the PAD Fee is \$4,225,818.

<b>Table G.7</b> <b>Windstar Pointe Resort Project</b> <b>Acquisition and Development (PAD) Fees (Preliminary Calculation)</b>				
<b>Development</b>	<b>Dwelling Unit Type*</b>	<b>Acquisition Component of PAD Fee's/DU Total</b>	<b>Development Component of PAD Fee's/DU Total</b>	<b>Total Fees Due</b>
	<b>MF</b>	<b>Acquisition Payment per Agreement</b>	<b>MF @ \$3,157</b>	
Windstar Pointe Resort	494	\$2,666,260	\$1,559,558	\$4,225,818
<b>Total</b>	<b>494</b>	<b>\$2,666,260</b>	<b>\$1,559,558</b>	<b>\$4,225,818</b>
* Dwelling unit type - Note that number and type of units listed reflect 'Land Use Designations' listed in the EastLake III General Development Plan, since this level of information is all that is available at the time of this document's preparation. Definitions of dwelling unit type used for calculating park obligations are based upon from the City's Parkland Dedication Ordinance CVMC chapter 17.10. These definitions differ from the way unit types are defined from a planning, land-use and zoning perspective that uses unit density per acre to categorize the type of unit. CVMC chapter 17.10 uses product type to categorize the type of unit distinguishing between attached and detached units. Consequently, the figures in this chart are preliminary estimates, and shall be recalculated at the time when the obligations are due as determined by chapter 17.10 of the CVMC.				

PAD Fees are subject to periodic annual increases. Table G.7 identifies the estimated fees calculated for the parkland development component of the PAD fees. These fees are estimates only and are dependent upon the actual numbers of units filed on the final map. Fees are also subject to change by the City Council. Single Family dwelling units are defined as all types of single family detached housing and condominiums. Multi-Family dwelling units are defined as all types of attached housing including townhouses, attached condominiums, duplexes, triplexes and apartments.

#### **II.5.4.6.9 Financing Recreation Facilities**

Chapter 17.10 of the CVMC, which requires the collection of fees from residential developments to pay for parkland acquisition and various park facilities within the City of Chula Vista, is subject to changes by the City Council from time to time. On July 13, 2004, the City Council approved Resolution 2004-222 and on January 2004, City Council approved the Ordinance 2945. Resolution 2004-222 amended the master fee schedule to adjust the Parkland Acquisition and Development (PAD) Fees for Neighborhood and Community Park requirements. Ordinance 2945 amended Chapter 17.10 of the CVMC, which requires the collection of In-Lieu Park Acquisition and Development Fees from Residential developments that are not required to submit a subdivision map or parcel map.

Some of the previous council actions that contributed to an increase in the in-lieu fees for park development and land acquisition are Ordinances No. 2886 and 2887 (both approved on November 19, 2002). Ordinance 2886 amended Chapter 17.10 of the CVMC to update the Parks Acquisition and Development Fees. Ordinance 2887 amended Chapter 3.50 of the Municipal Code, as detailed in the *"Public Facilities DIF, November 2002 Amendment"*, adding a new recreation component to the Public Facilities DIF, updating the impact fee structure and increasing the overall fee.



Chapter 17.10 of the Chula Vista Municipal Code, first adopted in 1971, details requirements for parkland dedication, park improvements and the collection of in-lieu fees (i.e., PAD fees) from developers of residential housing in subdivisions or in divisions created by parcel maps, both east and west of I-805. PAD fees cover parkland acquisition and the cost of related capital items associated with parkland development, including:

- Drainage Systems
- Street Improvements
- Lighted Parking Lots
- Concrete Circulation Systems
- Security Lighting
- Park Fixtures (*drinking fountains, trash receptacles, bicycle racks, etc.*)
- Landscaping (*including disabled accessible surfacing*)
- Irrigation Systems
- Restrooms and Maintenance Storage
- Play Areas (*tot lots, etc.*)
- Picnic Shelters, Tables, Benches
- Utilities
- Outdoor Sports Venues (*tennis courts, baseball/softball fields, basketball courts, multi-purpose sports fields, skateboard and roller blade venues*)

In addition to parks-related items, a 1987 revision called for the dedication, within community parks, of major recreation facilities to serve newly developing communities, including:

- Community centers
- Gymnasiums
- Swimming pools

Historically, PAD fees have not been sufficient to construct these additional large capital items. However, major recreation facilities are now funded through a newly created component of the Public Facilities DIF. The major capital items to be included in the new component are: community centers, gymnasiums, swimming pools, and senior/teen centers. Based on the Parks and Recreation Master Plan, 140,595 square feet of major recreation facilities will be required to meet new development growth through build-out at a gross construction cost of over \$32 million. Since the demand for major public recreation facilities is created by residential development, facilities costs are not spread to commercial/industrial development. Table G.8 provides an estimate of the Recreational PDIF Fees for the project.

<b>Table G.8</b> <b>Windstar Pointe Resort Project</b> <b>Public Facilities Fees for Recreation<sup>21</sup> (Preliminary Calculation)</b>					
<b>Development</b>	<b>Dwelling Units</b>		<b>Recreation Fee</b>		<b>Total</b>
	<b>SF</b>	<b>MF</b>	<b>\$988/SF Unit</b>	<b>\$988/MF Unit</b>	
Windstar Pointe Resort Project	0	494	0	\$488,072	\$488,072
<b>Total</b>	<b>494</b>		<b>0</b>	<b>\$488,072</b>	<b>\$488,072</b>

The projected fee illustrated in Table G.8 is an estimate only. Actual fees may be different. Recreation Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities.

#### **II.5.4.6.10 Threshold Compliance and Recommendations**

Based upon the analysis contained in this section of the PFFP, the parks standard for both neighborhood and community parks measured on an area-wide basis east of Interstate 805 is projected to be met at the completion of the project.

Prior to issuance of the building permit, the Developer shall pay to the City the applicable acquisition in lieu fee payment and the development component of the PAD fee in accordance with CVMC Chapter 17.10, Parkland Dedication Ordinance ("PDO") and Recreation Fees. The developer has negotiated a waiver of the acquisition component of the PAD Fee in exchange for an in lieu payment of \$2,666,260, which can be utilized to fund construction of park and public facilities serving the EastLake Community.

<sup>21</sup> Fee based on Form 5509 dated 10/26/2007. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## **II.5.4.7 WATER**

### **II.5.4.7.1 CITY THRESHOLD STANDARDS:**

- A. Developer will request and deliver to the City a service availability letter from the Water District for each project, as defined by the City.
- B. The City shall annually provide the San Diego County Water Authority, the Sweetwater Authority, and the Otay Water District with a 12 to 18 month development forecast and requests an evaluation of their ability to accommodate the forecast and continuing growth. The Districts' replies should address the following:
  - 1. Water availability to the City and Planning Area, considering both short and long term perspectives.
  - 2. Amount of current capacity, including storage capacity, now used or committed.
  - 3. Ability of affected facilities to absorb forecasted growth.
  - 4. Evaluation of funding and site availability for projected new facilities.
  - 5. Other relevant information the District(s) desire(s) to communicate to the City and GMOC.

The growth forecast and water district response letters shall be provided to the GMOC for inclusion in its review.

### **II.5.4.7.2 EXISTING CONDITIONS:**

The Otay Water District (OWD) provides water service for EastLake Village Center North project including the proposed Windstar Pointe Resort project. The OWD has existing facilities in the vicinity of the project that can provide water service. The OWD also provides recycled water to the project and has existing facilities in the vicinity of the project.

The OWD utilizes the 1995 *Water Resources Master Plan* prepared by Montgomery Watson. This document is the planning document used for all future CIP water facilities work. An environmental impact report was also prepared to assess the impacts of the Master Plan.

The City of Chula Vista Growth Management Ordinance requires a Water Conservation Plan to accompany a SPA Plan. The EastLake III SPA Plan Amendment for the Windstar Pointe Resort project includes a Water Conservation Plan. Details of the project and developer commitments to minimize the use of water can be found in the Water Conservation Plan chapter of the EastLake III SPA Amendment. No SPA application shall be deemed complete or accepted, by the city, unless:

- A. It is accompanied by a city approved Water Conservation Plan; or
- B. A Water Conservation Plan which includes the project has already been initiated; or
- C. The applicant initiates the preparation of a Water Conservation Plan that is acceptable to the Director of Planning.

This section of the PFFP is based upon the Windstar Pointe Resort On-site Fire Service Study dated, November 30, 2007, by PBS&J. In addition, the PBS&J Report uses the approved *Sub-Area Water Master Plan for EastLake III (SAMP)* dated January 2002 by PBS&J as the basis of their report.

### II.5.4.7.3 WATER FACILITY ANALYSIS

#### A. Potable Water:

The design criteria implemented to evaluate the potable water systems for the Project area are established in accordance with the aforementioned 1995 Water Resources Master Plan. The design criteria are utilized for analysis of the existing water system as well as for design and sizing of proposed improvements and expansions to the existing system to accommodate demands of the proposed Project.

1. **Pressure Zones:** OWD has established criteria to determine pressure zone boundaries within new and existing developments. Minimum pressure criteria are based on maximum day and fire flow requirements while maximum pressure limitations are imposed to protect internal residential and commercial building water piping from failure under static and transient operating conditions. Maintaining water pressures within the limitations summarized in Table H.1 will also protect the water distribution system piping, valves, pumps, and other appurtenances from premature failure or increased maintenance requirements.

Table H.1 Water Pressure Criteria		
Operating Condition	Criteria	Pressure
Static	Minimum Pressure	65 psi
Static <sup>22</sup>	Maximum Pressure	200 psi
Peak Hour	Minimum Pressure	40 psi
Maximum Day plus Fire Flow	Minimum Pressure	20 psi @ Fire Hydrant

The potable water distribution system is typically designed to maintain static pressures between 65 pounds per square inch (psi) and 200 psi. The potable water distribution system has been designed to yield a minimum of 40 psi residual pressure at any location under peak hour demand flows and a minimum residual pressure of 20 psi during maximum day demand (MDD) plus fire flow conditions. In addition, potable water mains are sized to maintain a maximum velocity of 10 feet per second (fps) under a maximum day plus fire flow scenario and a maximum velocity of ~~6-8~~ fps under peak hour flow conditions.

The supply of potable water to the Project will be furnished from the existing and proposed District reservoirs, pump stations, and transmission mains. The 980 Pressure Zone (PZ) will serve the Project. Base on a graded pad elevation range of 556 to 568.5 feet, it is anticipated that static hydraulic pressures within the proposed on-site domestic system will range approximately 178 psi to 183 psi.

2. **Water Consumption:** Domestic water use projections by PBS&J were based on planning criteria provided in the 2001 California Plumbing Code (2001 CPC), Charts A-2 and A-3 of Appendix A. Estimated peak water demands for each building and for the total Development are provided in Table H.2. The peak water demand for the Development is estimated at 1,210 gallons per minute (gpm) based on a total Development fixture count of 9,540 fixture units.

<sup>22</sup> Static pressure is based on high water level of operational reservoir.

Average Day Demands (ADD) and Maximum Day Demands (MDD) were computed by PBS&J. Conservative peaking factors of 7 were used to convert the peak demand to ADD and 3.6 to convert the ADD to MDD. Based on these peaking factors, the estimated MDD is 622 gpm (896,091 gpd), and ADD is 173 gpm (248,914 gpd) for the Development. In addition, the domestic water demand projections were estimated for the purpose of evaluating the capacity of existing off-site regional facilities during a peak hour flow condition.

<b>Table H.2 Projected On-Site Water Demands</b>			
<b>Unit</b>	<b>No. Buildings</b>	<b>Building Fixture Units</b>	<b>Unit Peak Demand (gpm)</b>
Motorcourt (Buildings 1-17)	17	364.5	100
Wrap (Building 18)	1	3,168.0	450
Leasing Building	1	13.5	10
Pool Buildings	2	38.5	22
Rec Building	1	84.5	40
Site Total		9,540	

*Source: PBS&J*

3. **Fire Flows:** The Chula Vista Fire Department utilizes the 2001 Uniform Fire Code (2001 UFC) for determining the required fire flows and durations for new developments. The Chula Vista Fire Department required a minimum Fire Flow of 8,000 gpm for a duration of 4 hours for the Windstar Pointe Resort project. The fire flow includes hydrant and building sprinkler requirements. Since anticipated fire flow requirements to the site will exceed peak domestic flow rates, the existing regional potable water system, as analyzed in the SAMP, will have sufficient capacity to provide adequate domestic water and fire service for the proposed Windstar Pointe Resort project.

**B. Recycled Water**

Recycled water will be used to irrigate all landscaped areas identified in the sub-area master plan, and shall be consistent with the Water Conservation Plan. Land that drains to the Upper and Lower Otay Reservoirs (Tributary Basin) will not be included. This includes the Windstar Pointe Resort project within the Tributary Basin, potable water will be used for irrigation to avoid the potential for contamination of the drinking water supplies in the reservoirs. Exhibits 9 and 10 illustrate the Adopted Potable Water Plan and Recycled Water Plan for EastLake III, respectively.

**II.5.4.7.4 RECOMMENDED ON-SITE WATER DISTRIBUTION SYSTEM**

**A. Potable Water:**

The proposed private potable or domestic service system consists of 8-inch water service lines and service laterals ranging from 3/4-inch to 6-inches in diameter supplied through a 10-inch connection to the existing public 12-inch main in Olympic Parkway. A master meter and backflow prevention device are also required at the domestic service connection. No fire service will be provided from the private onsite domestic water service system.

**B. Fire Flows:**

The proposed PBS&J fire service distribution system is supplied from a recommended 18-inch connection to the 12-inch 980 PZ public main at the Development's entry way in Olympic Parkway. The connection will manifold two 10-inch District-approved reduced pressure backflow devices to isolate the private fire line from the public main. The fire backflow prevention devices are sized based on Febco MasterSeries manufacturer's data. No domestic service connections will be made to this main. The on-site fire service loop consists of 12-inch PVC, and 16-inch and 18-inch HDPE pipe with 12-inch PVC dead-end lines branching from the loop to serve the hydrants.

Sizing of the riser stubs, fire sprinkler laterals to the buildings and associated pressure and flow for each fire service will be determined during detailed design. The necessary on-site fire service facilities will be verified and provided to ensure that the minimum design criteria per the Fire Department, Building Department, and relevant fire service standards and codes are met prior to final approval of the design plans.

**C. Recycled Water**

The Windstar Pointe Resort Project will connect to the existing 16-inch recycled water main within Olympic Parkway.

**II.5.4.7.5. FACILITY PHASING:**

It is anticipated that the project water facilities will be built in one phase.

**II.5.4.7.6. FINANCING WATER FACILITIES:**

Potable Water:

There are two methods of financing and construction of potable water facilities for the Windstar Pointe Resort project. These methods are as follows:

- A. Capacity Fees: OWD's Capital Improvement Program (CIP) provides for the design and construction of facilities by OWD. Through this program, OWD collects an appropriate share of the cost from Developers via the collection of capacity fees from water meter purchases. The capacity fees are collected upon the sale of water meters after building permit issuance according to OWD's fee schedule in effect at the time of sale.

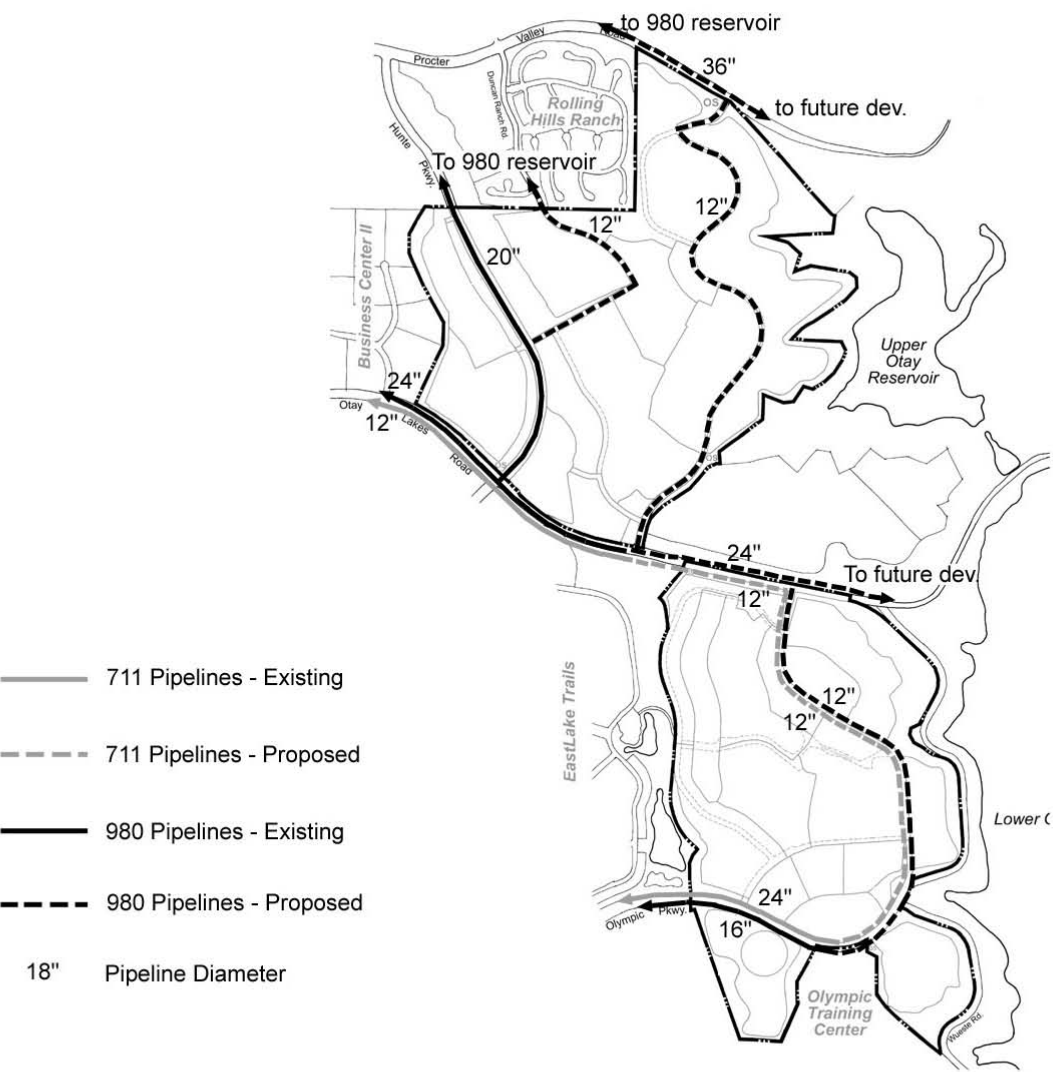
CIP projects typically include supply facilities, pumping facilities, operational storage, terminal storage, and transmission mains. Specific CIP projects, if required, are identified in OWD's approved SAMP. The OWD may require amendment to the SAMP for this project.

- B. Exaction: The Developer designs and constructs facilities that serve their development only. Upon completion, the facilities are dedicated to OWD. According to OWD's policy No. 26, OWD will provide reimbursement for construction and design costs associated with development of these improvements.

**II.5.4.7.7. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

1. Prior to issuance of the building permit, the Developer shall present verification to the City Engineer in the form of a letter from Otay Water District that the subdivision will be provided adequate water service and long-term water storage facilities.
2. The developer shall provide water and recycled improvements according the OWD approved SAMP for the EastLake III SPA Plan Amendment. The construction of potable water and recycled water facilities, based on the approved SAMP, shall be completed prior to the approval of building permits.

# Potable Water System



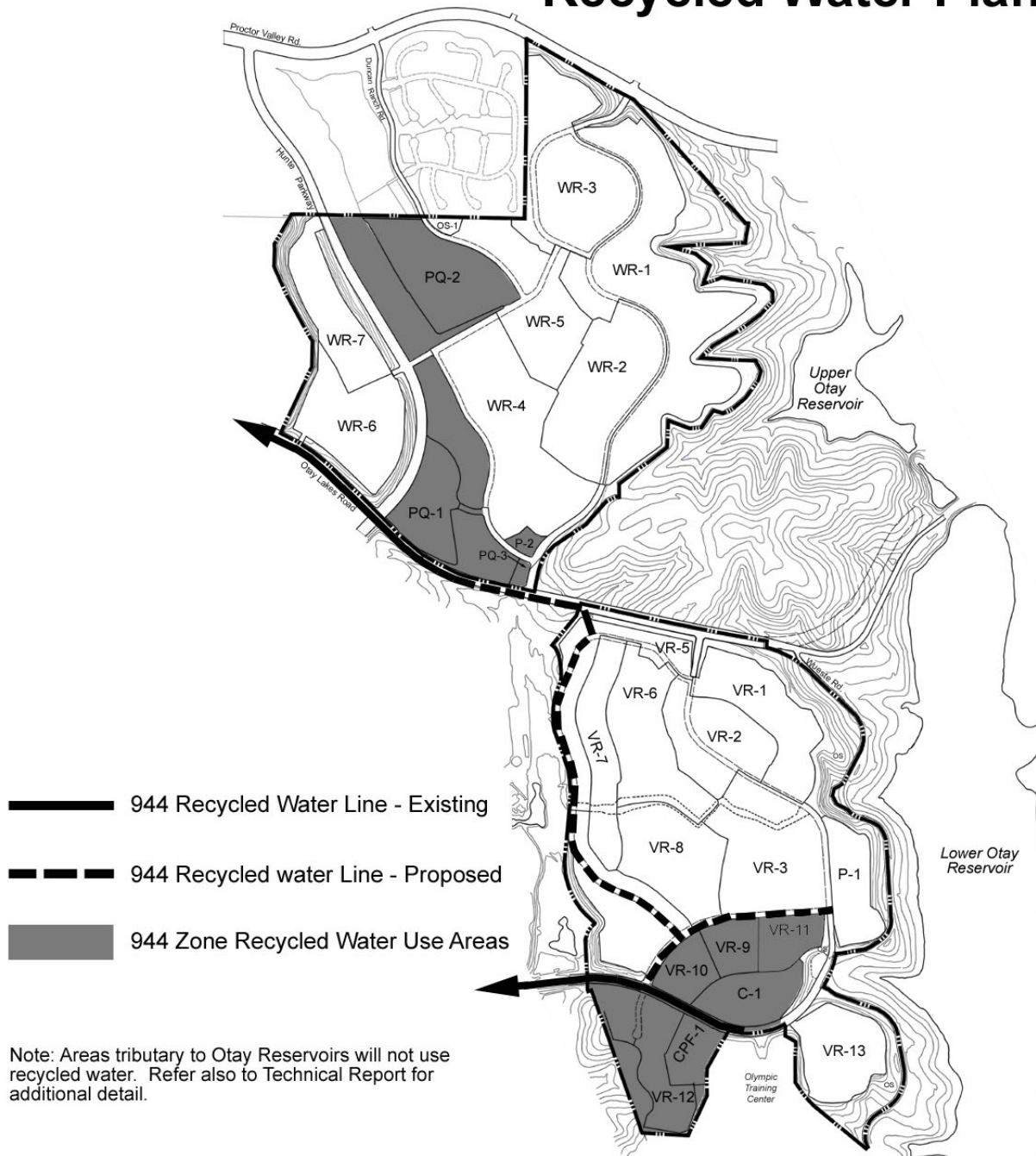
Source: John Powell/PBS&J



Exhibit 9



# Recycled Water Plan



Source: John Powell/PBS&J

**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
San Diego, CA (619) 223-7408  
0 400 800 1200  
12/7/05

**Exhibit 10**

## II.5.4.8. SEWER

### II.5.4.8.1 CITY THRESHOLD STANDARDS:

- A. Sewage flows and volumes shall not exceed City Engineering Standards.
- B. The City annually provides the City of San Diego Wastewater Department (Metro) with a 12-18 month development forecast and requests confirmation that the projection is within the City's purchased capacity rights and an evaluation of their ability to accommodate the forecast and continuing growth, or the City Engineering Department staff gathers the necessary data. The information provided to the GMOC includes the following:
  1. Amount of current capacity now used or committed.
  2. Ability of affected facilities to absorb forecast growth.
  3. Evaluation of funding and site availability for projected new facilities.
  4. Other relevant information.

### II.5.4.8.2. EXISTING CONDITIONS:

The City of San Diego Metro provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement (Metro Agreement). The Metro system currently has adequate sewage treatment capacity to serve the region until approximately 2025. The Developer shall pay capacity fees prior to building permit issuance. Development shall not occur without adequate sewer capacity as determined by the City Engineer. Building permits will not be issued if the City Engineer has determined that adequate sewer capacity does not exist. All development must comply with the Municipal Code, specifically Municipal Code sections 19.09.010(A) 6 and 13.14.030.

Sewer service to the project site is provided by the City of Chula Vista. The Windstar Pointe Resort project is located in the Salt Creek drainage basin. The project will connect to the existing public 8 and 12-inch gravity sewer mains located north of Olympic Parkway in the approved Neighborhood C-1 site of the EastLake SPA Plan. This sewer collects flows generated from the VR-9, VR-10, VR-11 and C-1 sites and conveys the flows to the 15-inch diameter main in Olympic Parkway. The 15-inch main connects to the 18-inch Salt Creek Interceptor. The capacity of these facilities to serve the previous Seniors project was assessed in the *Final EastLake Peninsula off-site Sewer Capacity Analysis Study* dated November 8, 2005, by PBS&J. A letter dated June 20, 2007, from PBS&J, was requested by city staff to be revised per city comments dated July 17, 2007. PBS&J responded with the *Final Windstar Pointe Resort Off-Site Sewer Capacity Analysis Study*, dated September 18, 2007. This study is the basis for the Supplemental PFFP Amendment sewer analysis.

<b>Table-I.1 Adopted Wastewater Flow Projections</b>						
<b>Description</b>	<b>Land Use</b>	<b>Units</b>	<b>Population/ Unit</b>	<b>Unit Generation</b>	<b>Total Avg Flow (gpd)</b>	<b>EDU</b>
Adopted	MF Residential	494 DU	2.5	80 gpd/person	98,800	373
Previous Land Use	Hotel/Resort	18.2 AC	-	2,500 gpd/ac	45,500	172
<b>Increase</b>		-	-	-	<b>53,300</b>	<b>201</b>
Note: EDU Factor of 265 gpd/EDU was used per City of Chula Vista Subdivision Manual						

Projected wastewater flows from the Windstar Pointe Resort Project will ultimately discharge into the Salt Creek Interceptor. Based upon the approved Tentative Map, the previous land use for the site was a Hotel/Resort. The average daily sewage flow for the hotel was estimated to be 45,500 gpd or 172 equivalent dwelling units (EDU). Subsequent to the approved TM, a multi-family residential project was adopted. Table I.1 presents a comparison of the average wastewater flow projections between the multi-family residential and previously approved hotel land uses. The Windstar Pointe Resort Project will result in an increase in average flow of 53,300 gpd or 201 EDUs to the Salt Creek Interceptor.

According to the GMOC 2007 Annual Report and City Staff, the City's current contracted capacity rights with Metro are expected to be exceeded in about five years (see Table I.2). The city has begun working with Metro to address the best way to increase the city's allocated amount of sewage treatment capacity in order to meet buildout sewage flow estimates.

The City of San Diego provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement (Metro Agreement). The City of Chula Vista holds capacity rights of 19.843 mgd in the Metro system. The City's current average wastewater flow into the Metro system is approximately 17.062 mgd. The Metro system currently has adequate sewerage treatment capacity to serve the region until approximately 2025 when new treatment facilities are expected to become operational. The City of Chula Vista may reach its contractual capacity limits prior to 2025. The Metro system includes the Point Loma Sewage Treatment Plant, the North City Reclamation Plant and the Southbay Treatment Plant.

For the longer term capacity needs the Wastewater Master Plan, completed in 2005, provides the city's buildout treatment capacity and infrastructure needs. In addition, it also established the basis for the sewer capacity fee update.

<p align="center"><b>Table I.2</b> <b>Sewage Flow and Treatment Capacity</b></p>								
	02/03 Fiscal Year	03/04 Fiscal Year	04/05 Fiscal Year	05/06 Fiscal Year	06/07 Fiscal Year	Projection for next 18 mo.	Projection for next 5 years	Projection "Buildout"
Average Flow (MGD)	16.346	15.787	17.021	16.979	17.062	18.44	19.92	26.2*
Capacity	19.843	19.843	20.864**	20.864**	20.864**	20.864**	20.864**	20.864**
* Buildout Projection based on the General Plan Update (Adopted General Plan "Buildout" = 26.2 MGD)								
** Increase in capacity is based on the allocation of additional capacity rights resulting from the construction of the new Southbay Treatment Plant.								

*Source: City of Chula Vista*

#### **II.5.4.8.3. FACILITY ANALYSIS:**

The PBS&J study was prepared with calculations in accordance with the methods described in the City of Chula Vista Subdivision Manual. Dwelling unit counts for the Windstar Pointe Resort project were based upon information provided by P&D Consultants and the Preliminary Sewer Study for Eastlake III Woods and Vistas. The average daily wastewater inflows to the off-site sewer were calculated at each node by land use type (see *Final Windstar Pointe Resort Off-Site Sewer Capacity Analysis Study* dated September 18, 2007, by PBS&J for details).

The Salt Creek Interceptor Sewer Hydraulic Basis of Design Report, dated 2002 by Dudek & Associates, identified Reach 5 as a critical reach of the interceptor sewer. Since the 2002

analysis assumed a connection point for the EUC flows downstream of Reach 5, the EUC flow contribution, as well as University - Phase 1 and High Tech High, were not originally considered. The PBS&J September 18, 2007, study reevaluates Reach 5 with the addition of the current estimate of flows to verify that capacity is available in the Salt Creek Interceptor.

The City of Chula Vista's 2004 Update to the Salt Creek Sewer Basin Plan (2004 Basin Plan Update) identified changes in development projections in the Salt Creek Basin as of August 2004, but this was used as an internal accounting document only. PBS&J obtained city projections from the Chula Vista Planning Department. "Current Projections" in Table I.3 reflect revisions to the 2004 Basin Plan Update that include planned developments that have since been converted to open space. Table I.3 provides a comparison of development flow projections and the respective equivalent dwelling units that are tributary to the critical reach.

Table I.3 indicates that the 16,477 EDUs currently projected to contribute flows to Reach 5 are less than the 2002 Design Report total. Further, the capacity of the critical reach under current projections was analyzed by PBS&J in accordance with the more conservative City Subdivision Manual criteria of 265 gpd/EDU. Table I.4 illustrates that the critical reach identified in the 2002 Design Report will temporarily flow slightly above 75% full under the interim maximum condition. Once the Rock Mountain Road Trunk Sewer is constructed and the offsite, interim units are switched to that system, Reach 5 will flow at less than 75% full.

<b>Table I.3</b>						
<b>Development Projections for Reach 5</b>						
<b>Development</b>	<b>2002 Design Report</b>		<b>2004 Basin Plan Update</b>		<b>Current Projections</b>	
	<b>Average Flow (gpd)</b>	<b>Total Units (EDU)</b>	<b>Average Flow (gpd)</b>	<b>Total Units (EDU)</b>	<b>Average Flow (gpd)</b>	<b>Total Units (EDU)</b>
Peninsula Senior Housing					98,800	373
Olympic Training Center (E.L. III)	744,200	2,808	418,700	1,580	373,200	1,408
Planning Area 16	0	0	108,836	411	0	0
Rolling Hills Ranch	485,035	1,830	337,870	1,275	337,870	1,275
Eastlake Business Center II	309,000	1,166	0	0	0	0
Eastlake Woods – West	67,575	255	67,840	256	67,840	256
Eastlake Woods	159,355	601	150,708	569	150,708	569
Eastlake Greens	545,994	2,060	259,634	980	259,634	980
Eastlake Trails	328,019	1,238	327,270	1,235	327,270	1,235
Eastlake Vistas	322,259	1,216	325,979	1,230	325,979	1,230
Village 14	0	0	487,009	1,838	0	0
Village 13 (Resort)	622,062	2,347	695,235	2,624	695,235	2,624
High Tech High School	0	0	0	0	19,345	73
University	0	0	0	0	158,735	599
Village 11	769,653	2,904	625,930	2,362	625,930	2,362
EUC	0	0	0	0	808,250	3,050
Otay Ranch House	81,420	307	80,669	304	80,669	304
Bella Lago	0	0	37,100	140	37,100	140
<b>Total</b>	<b>4,434,572</b>	<b>16,734</b>	<b>3,922,779</b>	<b>14,803</b>	<b>4,366,565</b>	<b>16,477</b>
Notes:						
1. Current projected EDUs as received from the City of Chula Vista based on approved Tentative Maps.						

Source: PBS&J

As shown in Table I.3, the 12,755 EDUs currently projected are less than the 2002 Design Report and the 2004 Basin Plan Update totals. Additionally, the capacity of the critical reach under current projections was analyzed in accordance with the City Subdivision Manual. Table I.4 illustrates that the critical reach identified in the 2002 Design Report will have adequate capacity to accommodate the increased flows from the Project.

<b>Table I.4. Critical Reach Calculation</b>											
Average flow based on maximum interim condition of 3,050 EDU5 from the EUC. 2.											
Pipe	Average Daily Flow*		Equivalent Population	Peaking Factor	Peak Design Flow**		Dia (in)	Slope (%)	Depth (in)	Depth/Dia (%)	Velocity (fps)
	EDU	gpd			gpd	gpm					
Reach 5	16,477	4,366,565	54,582	1.65	7,204,832	5,003	24	0.23	18.7	77.7%	4.26
Average flow based on maximum ultimate condition of 563 EDU5 from the EUC.											
Pipe	Average Daily Flow*		Equivalent Population	Peaking Factor	Peak Design Flow**		Dia (in)	Slope (%)	Depth (in)	Depth/Dia (%)	Velocity (fps)
	EDU	gpd			gpd	gpm					
Reach 5	13,990	3,707,378	46,342	1.66	6,154,247	4,274	24	0.23	16.4	68.3%	4.17

Source: PBS&J

#### II.5.4.8.4. FACILITY PHASING

One primary phase of development is proposed due to the need to balance grading and complete infrastructure improvements in a single increment. The development of individual building sites will commence as the market dictates. Build-out of all building sites may occur over a several year period. Sewer laterals to serve the proposed project are the responsibility of the developer.

#### II.5.4.8.5. FINANCING SEWER FACILITIES:

To fund the necessary future improvements to the Salt Creek Interceptor Sewer, development impact fees have been established by the City of Chula Vista. Adoption of City of Chula Vista Ordinance Number 2617, as amended, established a fee to be paid for future development within the Salt Creek Basin that connects into the existing system. The Chula Vista City Council has authorized the collection of a fee to aid in the cost of processing sewerage generated in the city. The current fee is \$1,330/EDU. Single Family Dwellings are considered 1.00 EDU and Multi-Family Units (apartments and condominiums) are considered .75 EDU. The Sewer Capacity Fee for commercial projects is based on the number of Equivalent Fixture Units (EFU). The Sewer Capacity Fee is subject to periodic adjustments. The following table summarizes the fees to be paid by the Windstar Pointe Resort Project. These fees will be collected before building permits are issued.

<b>Table I.5<sup>23</sup></b> <b>Projected -Windstar Pointe Resort</b> <b>Estimated Sewer Fees</b>				
<b>Land Use</b>	<b>Acres</b>	<b>EDU's/</b>	<b>Fee</b>	<b>Estimated Fee</b>
Windstar Pointe Resort project	18.2	370.5	Salt Creek Sewer DIF \$1,330/-EDU	\$492,765
Windstar Pointe Resort	18.2	370.5	Sewerage Participation Fee \$3,478/EDU	\$1,288,599
<b>Total</b>	<b>18.2</b>	<b>370.5</b>		<b>\$1,781,364</b>

#### **II.5.4.8.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

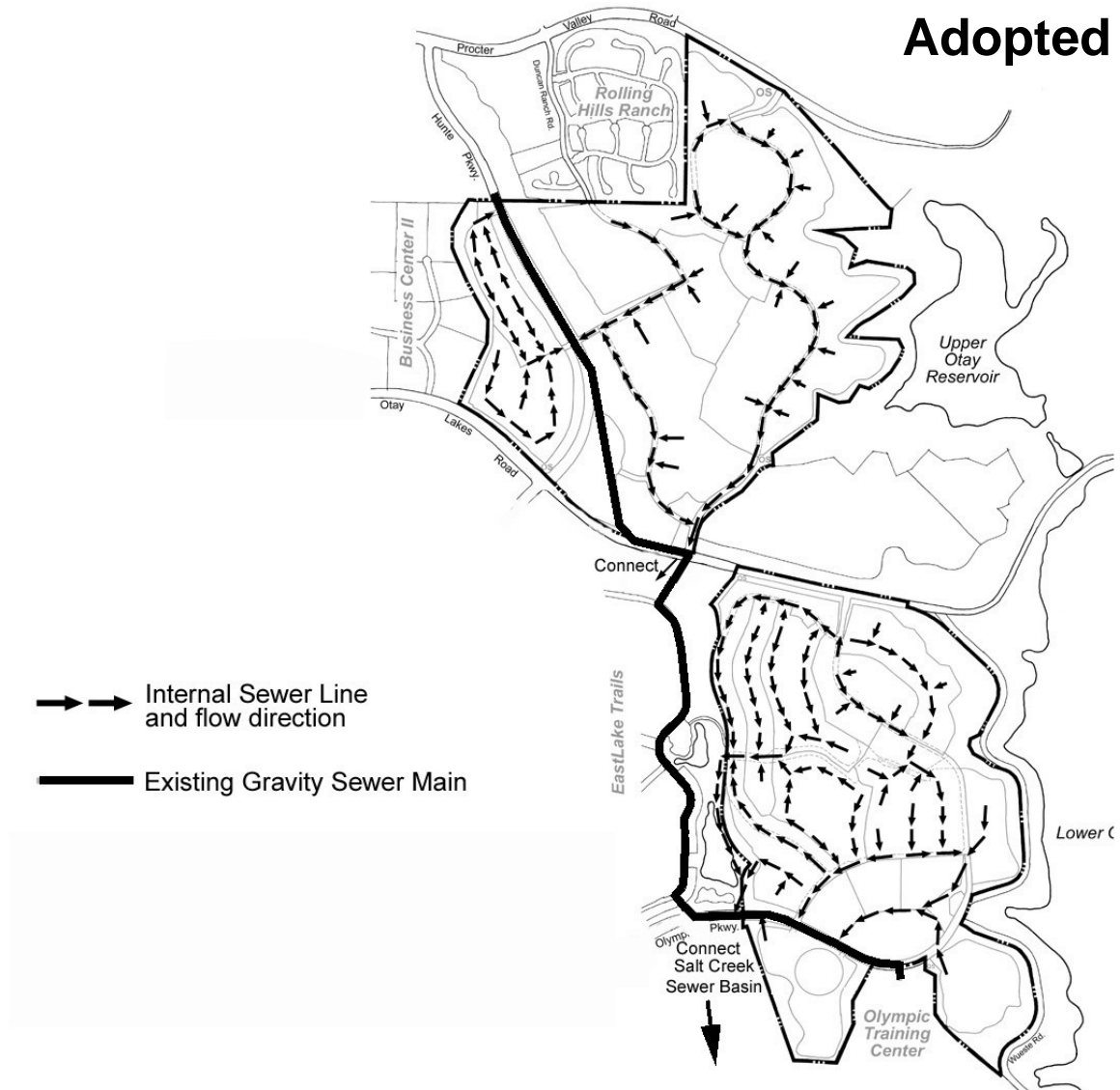
Based on the PBS&J off-site sewer analysis, there are no significant impacts to the existing off-site wastewater facilities due to the proposed Windstar Pointe Resort Project. The critical reach in the Salt Creek Interceptor and the off-site pipe reaches are in compliance with the City Design Criteria.

The Windstar Pointe Resort Project shall pay fees pursuant to City of Chula Vista ordinance, as may be amended from time to time, or provide sewer improvements, as needed. Fees shall be paid prior to the issuance of Building Permits.

The City of San Diego Metropolitan Wastewater Department ("Metro") provides sewer treatment services for the City of Chula Vista and 14 other participating agencies in accordance with the terms of a multi-agency agreement ("Metro Agreement"). The Metro system currently has adequate sewerage treatment capacity to serve the region until approximately 2025 when new treatment facilities are expected to become operational. The City of Chula Vista, however, may reach its contractual capacity limits sooner than 2025. The developer shall pay capacity fees at building permit issuance. Development shall not occur without adequate sewer capacity as determined by the City Engineer. Building permits will not be issued if the City Engineer has determined that adequate sewer capacity does not exist. All development must comply with the Municipal Code, specifically M.C. Sections 19.09.010 (A) 6 and 13.14.030.

<sup>23</sup> This table is only an estimate of the potential fees that may be required for the Windstar Pointe Resort Project. Actual fees will be calculated at the time building permits are issued and may be different than this table. Table does not include the current Sewer Administration Fee, which is currently \$45/Building Connection.

# Sewer Plan Adopted



**EASTLAKE III SPA**  
A planned community by The EastLake Company

Source: SB&O, Inc.

Cinti Land Planning  
San Diego, CA (619) 225-7464  
12/7/05

**Exhibit 11**

## **II.5.4.9. DRAINAGE**

### **II.5.4.9.1. EXISTING CITY THRESHOLD STANDARDS:**

- A. Storm water flows and volumes shall not exceed City Engineering Standards.
- B. The GMOC shall annually review the performance of the City's storm drain system to determine its ability to meet the City's goals and objectives.

### **II.5.4.9.2. EXISTING CONDITIONS:**

The Windstar Pointe Resort property is located southwest of the intersection of Olympic Parkway and Wueste Road. The elevations on the parcel range from approximately 520 to 580 feet above mean sea level. The proposed development is located on an undeveloped, graded parcel consisting of approximately 18.4-acres of graded pad area and approximately 1.7-acres of vegetated slopes. The 1.7-acres is designated open space and is not the subject of the EastLake III SPA Amendment.

The 18.4-acre site is proposed for 494 multi-family residential units. The project will include eighteen three and four-story multi-family residential complexes and a two-story recreation building, including a swimming pool. The project will also include garages and structured parking.

### **II.5.4.9.3. DRAINAGE FACILITY ANALYSIS:**

The letter report entitled *Storm Drain to "C-2" Hotel Site*, dated August 5, 2005, by Rick Engineering analyzed the performance of the storm drain system as a result of the proposed change in land use from a commercial site (hotel) to a senior housing site. Similar to the Seniors Project, the Windstar Pointe Resort Project will include the construction of a high density residential project with the associated streets, sidewalks, landscaping and utilities. Post developed rational method flows results for the Seniors project site are addressed and presented in the Rick Engineering 2005 report.

According to the 2005 Rick Engineering Report, using the Rational Method, the results of using a 50-year storm event for the high-density residential site yielded a discharge of approximately 58.9 cfs, which is lower than the Commercial land use analysis, which yielded a discharge of 59.1 cfs. Therefore, the Rick Engineering Report concluded that the change in land use to that of an active senior housing project will not have a negative impact on the size of the existing storm drain stubbed to the site.

An updated drainage report has been prepared for the Windstar Pointe Resort Project. The report is entitled *Preliminary Drainage Study for Windstar Pointe Resort*, dated September 19, 2007 by Rick Engineering. This study indicates that on-site flows naturally sheet flow to a desilting basin located at the northwestern corner of the project area. The desilting basin has an outlet structure that ties into the existing 42-inch storm drain system along Olympic Parkway.

As development and grading commence, a storm drain system will be constructed to serve the onsite drainage associated with Windstar Pointe Resort project, ultimately conveying runoff to the exiting 42-inch pipe at the northwestern corner of the project area. General project drainage patterns will remain unchanged after grading of the project site is completed. This project, in both pre- and post-project conditions, drains



into the existing Olympic Parkway storm drain system, and ultimately into Salt Creek just south of an existing detention basin that was designed to account for the ultimate development of the Windstar Pointe Resort site.

The current Rick study presents onsite post-project hydrologic analyses for the 50-year storm event. In addition, 50-year hydraulic analyses were performed for the downstream existing storm drain system along Olympic Parkway. Rick Engineering determined that the storm drain system has capacity to convey the runoff associated with the Windstar Pointe Resort project. Furthermore, an existing regional detention basin is located in Salt Creek, upstream of where the storm drain associated with the Windstar Pointe Resort site discharges. The regional facility was designed to over-attenuate flows for the 5-, 10-, 50-, and 100-year storm event to account for the ultimate buildout of the watershed associated with the Windstar Pointe Resort project. Although it was not designed with the specific intention to do so, the detention basin also over-attenuates the 2-year storm event to pre-project levels. The current Rick study concludes that since the ultimate development of the area including the Windstar Pointe Resort site was incorporated into the design of the existing downstream improvements, the project will not include any detention and the slight increase associated with the on-site flows will be conveyed in the existing downstream storm drain facility.

#### **II.5.4.9.4. URBAN RUN-OFF:**

The Windstar Pointe Resort project is subject to National Pollutant Discharge Elimination System (NPDES) requirements. NPDES requirements are contained in Section 402(p) of the Federal Clean Water Act, which established a framework for regulating storm water discharges from municipal, industrial, and construction activities. These requirements are implemented through permits issued by the State Water Resources Control Board (SWRCB) or the local Regional Water Quality Control Board in which the project is located. In San Diego County the local board is the California Regional Water Quality Control Board San Diego Region, herein (SDRWQCB). Further, the requirements are implemented through the City of Chula Vista, which is the governing municipality where the project is located.

The *Water Quality Technical Report for Windstar Pointe Resort*, dated September 19, 2007, by Rick Engineering summarizes post-construction storm water protection requirements for Windstar Pointe Resort project: The Windstar Pointe Resort is planned as attached residential development. The Windstar Pointe Resort project applies to three priority project categories based on Appendix B of the City of Chula Vista's Storm Water Standards Manual: (1) Home subdivisions of over 10 units, (2) Parking lots 5,000 square feet or more with 15 or more parking spaces, and potentially exposed to urban runoff, and (3) Streets, roads, highways, and freeways.

For the purposes of post-construction storm water quality management, the proposed Windstar Pointe Resort project will follow the guidelines and requirements set forth in the following documents:

- *Development and Redevelopment Projects Storm Water Management Standards Requirements Manual*, dated June 12, 2002 and adopted by the City of Chula Vista. This manual is referred to as the “Storm Water Standards Manual.” The Storm Water Standards Manual contains the City of Chula Vista’s Standard Water Mitigation Plan (SUSMP) requirements.

- San Diego Regional Water Quality Control Board Order (SDRWQCB) No. R9-2007-0001 or “Municipal Storm Water Permit.”

The SDRWQCB Order No. R9-2007-0001 was adopted by the board on January 24, 2007. Guidance for implementation of new requirements based on this SDRWQCB Order will be developed over a period of time. Enough information is provided in the SDRWQCB Order such that the preliminary design of the Windstar Pointe Resort can incorporate design elements in anticipation of the new standards. The new standards will be in effect by the time development plans for the specific districts within the Windstar Pointe Resort are prepared, while still meeting the requirements of the City of Chula Vista's existing Storm Water Standards Manual.

Based on the Storm Water Standards Manual, the Windstar Pointe Resort project as a whole can be expected to generate the following pollutants: sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides; because it includes the following priority project categories: “Attached Residential Development,” “Parking Lots,” and “Streets, Highways & Freeways.”

The San Diego Basin Plan dated September 8, 1994, indicates that the proposed Windstar Pointe Resort project is located in the following hydrologic basin planning area: Savage Hydrologic Sub Area within the Dulzura Hydrologic Area within the Otay Hydrologic Unit. The corresponding number designation is 910.31 (Region ‘9’, Hydrologic Unit ‘10’, Hydrologic Area ‘3’, Hydrologic Sub Area ‘1’). The drainage path for the Windstar Pointe Resort, however, goes through the Otay Valley Hydrologic Area (910.20) which also contains Poggi Canyon Creek, a 303(d) listed water body. The drainage from the Windstar Pointe Resort project does not directly discharge to Poggi Canyon Creek. Based on the definition of primary pollutants of concern from the Storm Water Standards Manual, there are no primary pollutants of concern for the project. For projects where no primary pollutants of concern exist, the identified pollutants of concern shall be considered secondary pollutants of concern. Post-construction BMPs have been selected for the project based on the anticipated pollutants.

The Water Quality Technical Report (WQTR) indicates a strong focus on Low Impact Development (LID) principles through the implementation of Integrated Management Practices (IMPs) where feasible for post-construction storm water management for the Windstar Pointe Resort project. As described in the project’s WQTR, LID IMPs can be classified as conventional BMPs. Site design and source control BMPs will also be implemented. The site design and source control BMPs are detailed in the WQTR (Sections 3.2 and 3.3 of the report). LID IMPs and BMPs are also detailed the WQTR (Sections 3.4 and 3.5).

Generally, the LID IMPs will consist of vegetated swales dispersed throughout the site's landscape in addition to in ground planters located in the courtyards of each of the 8 residential complexes. Detention and slow filtration through biologically active soil in the in ground planters and the grass in the vegetated swales will provide treatment.

<b>Table J.1</b> <b>Historical and Post Project Flow Rates for Salt Creek</b> <b>(Immediately South of Olympic Pkwy)</b>					
Condition	Area (sq miles)	Flow Rate (cfs*)			
		2-Year	10-Year	50-Year	100-Year
Historical	2.52	388	860	1,650	1,950
Post-Project	3.19	298	660	1,170	1,360

\* cfs: cubic feet per second.

Source: Rick Engineering

In both the pre and post project condition the project area drains northerly from the Windstar Pointe Resort project site and then joins an existing storm drain system along Olympic Parkway. Runoff from the project site will drain northerly from the site and confluence with an existing storm drain system along Olympic Parkway. As a second line of defense against runoff pollution, an existing CDS unit is located in this storm drain system. The existing storm drain system will convey flows westerly to Salt Creek. The flows outlet in Salt Creek just downstream of an existing detention facility designed to over detain for the ultimate buildout of the Windstar Pointe Resort site. Salt Creek will convey the flows southerly to the Otay River. The Otay River conveys the flows westerly until ultimately conveyed to the Pacific Ocean. Potential impacts to downstream channels and habitat have been evaluated and addressed in WQTR (Section 2.1.3).

Just upstream of where the Olympic Parkway system confluence's with Salt Creek, there is an existing detention basin which has been designed to over-detain flows to account for the ultimate buildout of the surrounding area. This detention basin is in essence two detention basins in series. The Olympic Parkway storm drain system does not outlet into either of the detention basins. However, this detention basin has been designed to over detain for the 5-, 10-, 25-, 50-, and 100-year storm events for the ultimate development of the surrounding area, including the project site. Because a 2-year storm analysis is required to show that this detention basin is mitigating for possible erosion problems, a 2-year analysis was run by Rick Engineering. The historic and post project results from the 2-, 10-, 50-, and 100-year analyses are shown in Table J.1. The HEC-1 analyses for the 2-, 10-, 50-, and 100-year storm events can be found in the WQTR (Appendix D). Because the existing detention basin adequately mitigates for the 2-, 10-, 50-, and 100-year storm events, no on site detention is necessary and no pre-project analyses for the Windstar Pointe Resort site were performed.

The area surrounding the proposed Windstar Pointe Resort Project is associated with a larger development commonly referred to as the Eastlake Vistas. The area associated with the Eastlake Vistas was designed assuming the ultimate buildout of the Windstar Pointe Resort site in mind. For example, the Olympic Parkway storm drain system, the CDS unit, and the Salt Creek detention facility were all designed assuming ultimate buildout of the Windstar Pointe Resort site.

Upon final design, Operation and Maintenance Plans (O&M Plans) will be prepared to describe the designated responsible parties to manage the IMPs BMPs and the training requirements, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits (if applicable), record keeping requirements, and any other necessary activities. The project property owner or

HOA will be responsible for funding and maintenance for all storm water BMPs. Typical maintenance activities are provided in the WQTR for the LID IMPs and conventional BMPs.

#### **II.5.4.9.5. FINANCING DRAINAGE FACILITIES:**

- A. On-site facilities: City policy requires that all master planned developments provide for the conveyance of storm waters throughout the project to City Engineering standards. As such, the Developer will be required to construct those facilities to the satisfaction of the City Engineer.
- B. Maintenance of On-site Facilities: Storm drain facilities not located within the right of way of a public street or easement dedicated to the City of Chula Vista shall be private and maintained by the property owners. These facilities include graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, stormwater treatment devices, etc. Before the approval of grading plans for the site, the Developer shall enter into a Storm Water Maintenance Agreement with the City to ensure the maintenance and operation of the aforementioned On-site Facilities.
- C. Off-site facilities: Any permanent or temporary storm drain facilities required by the City Engineer of Chula Vista, shall be designed and installed pursuant to city standards.
- D. Maintenance of Off-site facilities: Storm drain facilities constructed to convey, collect, detain or retain runoff from the project, that are not located within the right of way of a public street or easement dedicated to the City of Chula Vista, will be maintained by the City of Chula Vista. These facilities include but are not limited to graded swales, concrete swales, drainage inlets, pipes, headwalls, sedimentation basins, detention basins, stormwater treatment devices, etc.

#### **II.5.4.9.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

- A. The Developer of the Windstar Pointe Resort project shall enter in to a Storm Water Facilities Maintenance Agreement with the City before approval of the grading plans for the site. The Developer shall agree to install, inspect, maintain, repair and replace all private Storm Water Management Facilities within the Developer's project.
- B. Prior to approval of grading plans, the Developer shall demonstrate the adequacy of existing drainage runoff detention facilities or include, in the grading plans, the construction of additional detention facilities, to ensure that the maximum allowable discharges after development do not exceed pre-development discharges, all to the satisfaction of the City Engineer. The Developer shall provide for the future maintenance of the detention basin facilities through the establishment of a Master Home Owners Association, or other funding mechanism as approved by the City.
- C. Development of this project shall comply with all requirements of State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the commencement of grading activities. The SWPPP shall specify both construction and post-construction structural and non-structural pollution prevention measures. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for the implementation of said measures.

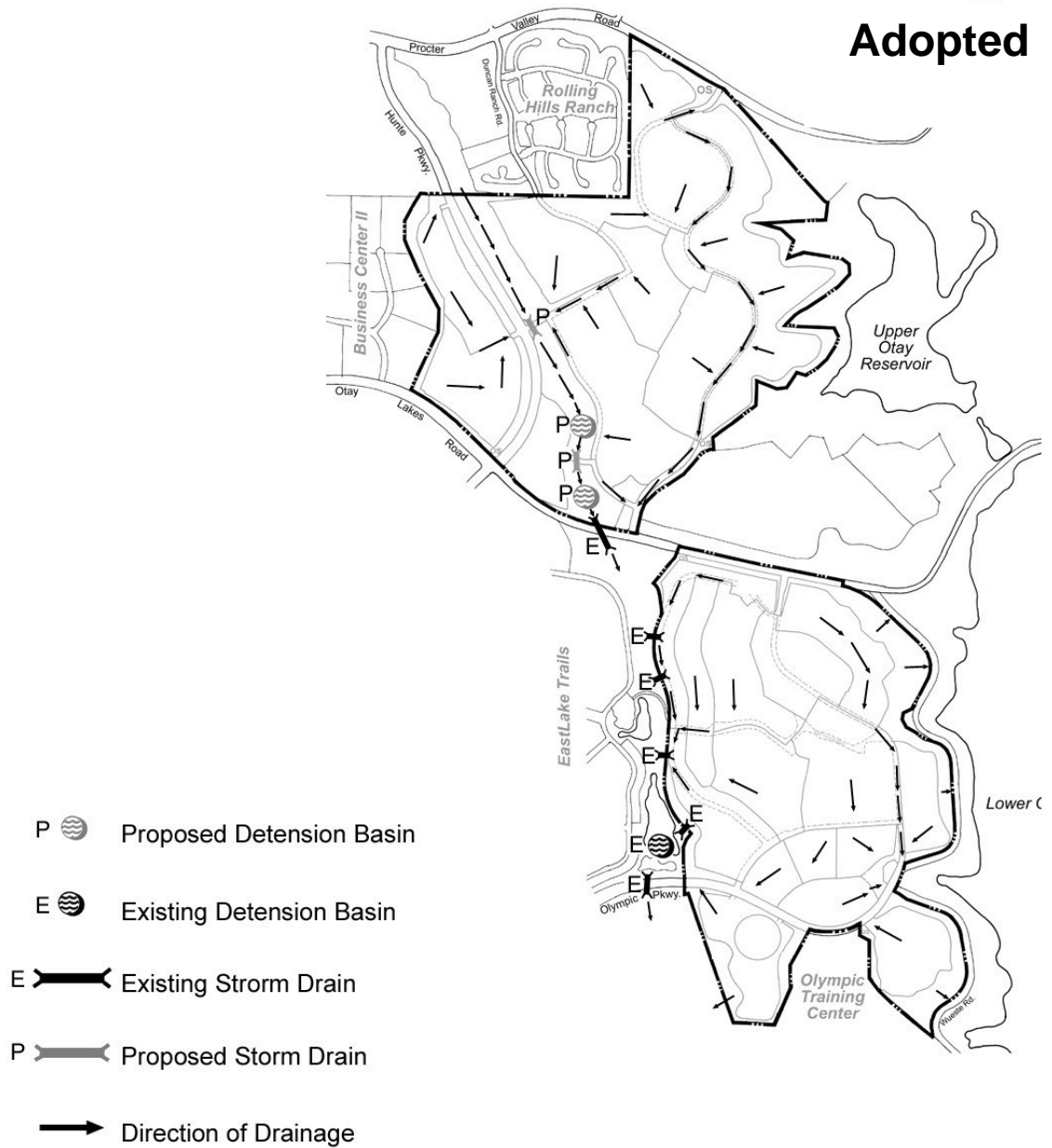
A complete and accurate Notice-of-Intent (NOI) must be filed with the SWRCB. A copy of the acknowledgement from the SWRCB that a NOI has been received for this project shall be filed with the City of Chula Vista when received. Further, a copy of the completed NOI from the SWRCB showing the Permit Number for this project shall be filed with the City of Chula Vista when received.

The applicant is required to complete the applicable forms (see City of Chula Vista's Development and Redevelopment Storm Water Management Requirements Manual) and comply with the Manual's requirements. The Storm Water Manual is available on the web at:

[http://www.chulavistaca.gov/City\\_Services/Development\\_Services/Engineering/stormWaterManual.asp](http://www.chulavistaca.gov/City_Services/Development_Services/Engineering/stormWaterManual.asp)

Pursuant to NPDES Municipal Permit, Order No. 2007-0001, the proposed project is considered a Priority Development Project and therefore subject to the requirements of the Standard Urban Storm Water Mitigation Plans (SUSMPs) and Numeric Sizing Criteria.

# Storm Drainage Adopted



Source: SB&O, Inc.

**EASTLAKE III SPA**  
A planned community by The EastLake Company

**Cinti Land Planning**  
San Diego, CA (619) 223-7406  
10-16-00

**Exhibit 12**

## **II.5.4.10. AIR QUALITY**

### **II.5.4.10.1. CITY THRESHOLD STANDARDS:**

The City annually provides the San Diego Air Pollution Control District (APCD) with a 12 to 18 month development forecast and requests an evaluation of its impact on current and future air quality management programs, along with recent air quality data. The growth forecast and APCD response letters must be provided to the GMOC for inclusion in its review.

### **II.5.4.10.2. SERVICE ANALYSIS:**

#### **Air Quality Improvement Plan:**

The City of Chula Vista has a Growth Management Element (GME) in its General Plan. One of the stated objectives of the GME is to be proactive in its planning to meet federal and state air quality standards. This objective is incorporated into the GME's action program. Although adopted in 1989, the GME has remained current by not only requiring air pollution reduction measures identified in 1989 but also "measures developed in the future."

To implement the GME, the City Council has adopted the Growth Management Program that requires Air Quality Improvement Plans (AQIP) for major development projects (50 residential units or commercial/industrial projects with equivalent air quality impacts). Title 19 (Sec. 19.09.0508) of the Chula Vista Municipal Code requires that a SPA submittal contain an AQIP. The AQIP shall include an assessment of how the project has been designed to reduce emissions as well as identify mitigation measures in accordance with the adopted AQIP Guidelines. See the *Air Quality Improvement Plan SPA Plan EastLake III – Windstar Pointe Resort Proposed Amendment May 9, 2007, by Bud Gray & Associates*.

The developer of the Windstar Pointe Resort Project, labeled VR-13 on the Site Utilization Plan (Exhibit 4) has committed to the first option in Chula Vista's AQIP Guidelines and will participate in the Greenstar Building Efficiency Program. The majority (50% or greater) of the structures shall be designed to exceed the California 2001 Title 24, Part 6, Energy Efficiency Standards (CA 9110, effective 6/1/01) Title 24 by 10%.

Because energy conservation technology and programs are constantly maturing, the specific program will be identified prior to the issuance of building permits. The particular building efficiency program to be used, including a custom building program and the buildings to be constructed under the program, shall be identified on the building permit application and approved prior to issuance of a building permit.

The Air Pollution Control District is responsible for the Air Quality Maintenance Program in compliance with the California Clean Air Act. There is no local Master Plan for Air Quality. An Air Quality Improvement Plan – EastLake III SPA dated August 13, 2002. The plan identifies the following goals:

- A. To minimize air quality impacts during and after construction of the Project.
- B. To comply with the air quality standards and policies of the City of Chula Vista and

San Diego County APCD.

- C. To create a framework for the design and implementation of air quality mitigation measures in this commercial and employment development project.
- D. To be economically efficient and cost effective.

#### **II.5.4.10.4. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

The City will continue to provide a development forecast to the APCD in conformance with the threshold standard. See the *Air Quality Improvement Plan SPA Plan EastLake III – Windstar Pointe Resort Proposed Amendment May 9, 2007, by Bud Gray & Associates*, located in the EastLake III SPA Plan Amendment.

- A. Prior to approval of building permits for Windstar Pointe Resort project, the applicant shall demonstrate that air quality control measures outlined in the Air Quality Improvement Plan pertaining to the design, construction and operational phases of the project have been implemented.
- B. Prior to approval of the grading permit for Windstar Pointe Resort project, the following measures shall be placed as notes on all grading plans and implemented during grading of each phase of the project:
  - 1. Minimize simultaneous operation of multiple construction equipment units;
  - 2. Use low pollutant-emitting equipment;
  - 3. Use catalytic reduction for gasoline-powered equipment;
  - 4. Use injection timing retard for diesel-powered equipment;
  - 5. Water the grading areas twice daily to minimize fugitive dust;
  - 6. Stabilize graded areas as quickly as possible to minimize fugitive dust;
  - 7. Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;
  - 8. Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads;
  - 9. Remove any visible track-out into traveled public streets within 30 minutes of occurrence;
  - 10. Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred;
  - 11. Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;
  - 12. Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;
  - 13. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph;
  - 14. Cover/water onsite stockpiles of excavated material; and
  - 15. Enforce a 20 mile-per-hour speed limit on unpaved surfaces.



#### **II.5.4.11. CIVIC CENTER:**

##### **II.5.4.11.1 CITY THRESHOLD STANDARDS:**

There is no adopted threshold standards for these facilities. The facility information is being provided in this report to aid in establishing operational benchmarks which will determine construction phasing of the Civic Center. These facilities are funded through the collection of the DIF fees in effect at the time building permits are issued.

##### **II.5.4.11.2 SERVICE ANALYSIS:**

Although the existing Civic Center successfully accommodated city administration offices prior to the mid-1980's population growth, increase in City staff to meet new demands of growth has caused increasing congestion problems. City staff in the Public Services Building experience space shortages, lack of privacy and storage, and frequent noise distractions. This was reported in a survey, which is included in the Civic Center Master Plan dated May 8, 1989. Site Alternative Three "The Suburban Scheme" was selected from the master plan at a City Council conference on June 22, 1989.

##### **II.5.4.11.3 EXISTING CONDITIONS:**

In July of 2001, the final master plan for the renovations to the Civic Center was approved by City Council. Rebuilding the Civic Center will cost approximately \$50 million, which will primarily be funded by development fees (89%). The Civic Center Redevelopment is currently underway and expected to be completed in three phases by 2009.

The new City Hall Redevelopment, or Phase One of the Civic Center Complex, is completed. Phase Two, the construction of the new Public Services Building is also complete. Phase Three is the gutting and remodeling of the old Police Station for additional offices. Phase Three is currently in process and will be completed in July 2008.

##### **II.5.4.11.4 ADEQUACY ANALYSIS:**

The need for the Civic Center cannot be easily related to population figures or acres of commercial and industrial land, which will be developed in the future. The original facilities, according to the master plan, are inadequate because of the lack of space. This has worsened as employee numbers and their workloads have increased in response to demands for services, which have been generated by new development. Expansion of the Civic Center Complex is currently underway. This expansion included space planning, design, and construction is expected to keep pace with demand for additional work space. City Hall facilities have been renovated and now include a new state of the art Council Chambers. Consistent with the Master Plan, further expansions and renovations include a conversion of the old Police Station to additional office space and re-building of the Public Services Building.

#### **II.5.4.11.5 FINANCING CIVIC CENTER FACILITIES:**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The PFDIF amount is subject to change as it is amended from time to time. The Civic Center DIF Fee for Multi-Family Development is \$2,145/unit (see Table A.6)<sup>24</sup>.

The Windstar Pointe Resort Supplemental SPA Amendment project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Windstar Pointe Resort Civic Center Fee obligation at buildout is \$1,059,630 (see Table K.1).

<b>Table K.1 Civic Center Fee For Windstar Pointe Resort</b>			
<b>Development</b>	<b>Number of DUs</b>	<b>Civic Fee/MF DU</b>	<b>Civic Center Fee</b>
Windstar Pointe Resort project	494	\$2,145/DU	\$1,059,630

The projected fee illustrated in Table K.1 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### **II.5.4.11.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Civic Center facilities will be funded through the payment of the public facilities fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

---

<sup>24</sup> Fee based on Form 5509 dated 10/26/2007. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

## **II.5.4.12 CORPORATION YARD**

### **II.5.4.12.1 THRESHOLD STANDARDS:**

There is no adopted threshold standard for this facility. The facility information is being provided in this report to aid the City in establishing operational benchmarks which will determine construction phasing of the corporation yard.

### **II.5.4.12.2 SERVICE ANALYSIS:**

New development, with its resultant increase in required maintenance services, creates a need for a larger corporation yard. A new 25-acre yard located at 1800 Maxwell Road was completed this year by the city.

### **II.5.4.12.3 EXISTING CONDITIONS:**

The new 25-acre Corporate Yard Facility was previously an SDG&E equipment and repair facility. The city has renovated and added new improvements for the maintenance and repair of city owned equipment. This facility consists of a renovated building that serves as the administration building for the Corporate Yard. Existing shop buildings have been renovated and new shops have been added as well as a new maintenance building. The Corporate Yard includes parking for employees, city vehicles and equipment. In addition, there is a Bus Wash/Fuel Island/CNG and associated equipment.

### **II.5.4.12.4 ADEQUACY ANALYSIS:**

The need for a Corporate Yard cannot be easily related to population figures or acres of commercial and industrial land, which will be developed in the future. The growth in population, increase in street miles and the expansion of developed areas in Chula Vista, requires more equipment for maintenance as well as more space for storage and the administration of increased numbers of employees. The need for a larger Corporation Yard has been specifically related to new development.

### **II.5.4.12.5. FINANCING CORPORATE YARD FACILITIES:**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The PFDIF amount is subject to change as it is amended from time to time. The Corporate Yard DIF Fee for Multi-Family Development is \$323/unit (see Table A.6)<sup>25</sup>.

The Windstar Pointe Resort Supplemental SPA Amendment project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Windstar Pointe Resort Corporate Yard Fee obligation at buildout is \$159,562 (see Table L.1).

---

<sup>25</sup> Fee based on Form 5509 dated 10/26/2007. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

<b>Table L.1</b> <b>Corporate Yard Fee For Windstar Pointe Resort</b>			
<b>Development</b>	<b>Number of DUs</b>	<b>Corporate Yard Fee/MF DU</b>	<b>Estimated Corporate Yard Fee</b>
Windstar Pointe Resort	494	\$323	\$159,562

The projected fee illustrated in Table L.1 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

#### **II.5.4.12.6. THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Corporate Yard facilities will be funded through the payment of the public facilities fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

### **II.5.4.13. OTHER PUBLIC FACILITIES**

#### **II.5.4.13.1. THRESHOLD STANDARD:**

There is no adopted threshold standard for these facilities which are part of the Public; Facilities Development Impact Fee Program and include GIS, Computer Systems, Telecommunications, Records Management System and Administration. The information regarding these capital items is being provided in this section of the PFFP to aid the City and the Developer in calculating the PFDIF fees to be paid by the Windstar Pointe Resort Project.

#### **II.5.4.13.2. EXISTING CONDITIONS:**

The City continues to collect funds from building permit issuance in the Eastern Territories for deposit to the accounts associated with Administration costs only and not the other aforementioned public facilities. These other public facilities that funds are not currently collected include records management, telecommunications, computer systems and GIS.

#### **II.5.4.13.3. FINANCING ADMINISTRATION FACILITIES:**

The Public Facilities Development Impact Fee (PFDIF) was updated by the Chula Vista City Council on November 19, 2002 by adoption of Ordinance 2887. The Public Facilities Development Impact Fee (PFDIF) is adjusted every October 1<sup>st</sup> pursuant to Ordinance 3050, which was adopted by the City Council on November 7, 2006. The PFDIF amount is subject to change as it is amended from time to time. The Administration DIF Fee for Multi-Family Development is \$509/unit (see Table A.6)<sup>26</sup>.

The Windstar Pointe Resort Supplemental SPA Amendment project is within the boundaries of the PFDIF Program and, therefore, the project will be subject to the payment of the fee at the rate in effect at the time building permits are issued. At the current fee rate, the Windstar Pointe Resort Other Public Facilities Fee obligation at buildout is \$251,446 (see Table M.1).

<b>Table M.1</b>			
<b>Public Facilities Fees For Administration Facilities</b>			
<b>Development</b>	<b>DUs</b>	<b>Administration Facilities Fee /MF DU</b>	<b>Administration Facilities Fee</b>
Windstar Pointe Resort	494	\$509	\$251,446

The projected fee illustrated in Table M.1 is an estimate only. Actual fees may be different. PFDIF Fees are subject to change depending upon City Council actions and or Developer actions that change residential densities, industrial acreage or commercial acreages.

<sup>26</sup> Fee based on Form 5509 dated 10/26/2007. Actual fee may be different, please verify with the City of Chula Vista at the time of building permit.

#### **II.5.4.13.4 THRESHOLD COMPLIANCE AND REQUIREMENTS:**

Administration Facilities will be funded through the payment of public facility fees; the fees shall be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

#### **II.5.4.14. FISCAL:**

##### **II.5.4.14.1. THRESHOLD STANDARD:**

- A. The GMOC shall be provided with an annual fiscal impact report, which provides an evaluation of the impacts of growth on the City, both in terms of operations and capital improvements. This report should evaluate actual growth over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.
- B. The GMOC shall be provided with an annual “economic monitoring report” which provides an analysis of economic development activity and indicators over the previous 12-month period, as well as projected growth over the next 12-18 month period, and 3-5 year period.

##### **II.5.4.14.2. FISCAL IMPACT ASSUMPTIONS AND CONCLUSIONS:**

There is no existing Master Plan for fiscal issues. However, the City of Chula Vista has a fiscal model that is used to determine the land use changes to the General Plan. A Fiscal Impact Analysis was prepared by CIC Research, Inc., (see Appendix A), based on the city’s model, it identifies the estimated fiscal impact that the Windstar Pointe Resort Project will have on the operation and maintenance budgets of the City of Chula Vista (general fund).

The *Fiscal Impact Analysis of EastLake III Project*, dated December 21, 2007, by CIC Research, Inc. is based on the EastLake III SPA Project, as amended including the Windstar Pointe Resort Project, being developed within the City of Chula Vista. The entire CIC Fiscal Analysis is attached as Appendix A to this PFFP. The 18.4-acre Windstar Pointe Resort is a proposed multi-family housing project located northeast of the Olympic Training Center (OTC). The project site is adjacent to Olympic Parkway, between the OTC and the Lower Otay Reservoir. The projected absorption schedule occurs over a three-year period (2007-2009) as used in the CIC fiscal report. For the purpose of this analysis, absorption represents commercial and residential land developed that is sold and occupied for EastLake III.

The CIC analysis of revenues and expenditures did not include DIF fees. The analysis focused on the city’s general fund account for city services. Estimated revenues were from property taxes (secured and unsecured), property transfer tax, sales & use tax, franchise fees, Transient Occupancy Tax (TOT), business licenses, utility taxes, parking citations, gas tax, etc. Estimated expenditures were from police, fire, administration, public works and planning.

Table N.1 presents the results of the fiscal impact associated with the Windstar Pointe Resort Project. The net fiscal impact from developing the Windstar Pointe Resort Project is positive in year one (a positive \$620,300) and remains so throughout. At build-out, the net fiscal impact is estimated to result in a surplus of \$466,300 (See Appendix A for details).

All values are in 2007 dollars. No annual adjustments to revenues or costs were utilized. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption and street maintenance schedules.

<b>Table N.1</b> <b>Net Fiscal Impact of the Eastlake III Project with Windstar Pointe Resort</b> <b>On the City of Chula Vista</b>			
<b>Revenue Sources</b>	<b>Revenues (In Thousands)</b>		
	<b>2007</b>	<b>2008</b>	<b>2009</b>
Secured Property Tax	\$ 1,292.8	\$ 1,308.8	\$ 1,447.5
Unsecured Property Tax	0.0	0.0	4.9
Property Transfer Tax	93.7	94.8	100.4
Sales & Use Tax	424.6	429.3	496.2
Franchise Tax	64.4	65.0	106.6
TOT Tax	5.9	5.9	8.5
Utility Tax	62.5	63.0	103.0
Business License	0.0	0.0	9.7
Miscellaneous Revenues	583.6	589.0	746.9
<b>TOTAL REVENUES</b>	<b>\$2,527.5</b>	<b>\$2,555.9</b>	<b>\$3,023.8</b>
<b>Expenditure Sources</b>	<b>Expenditures (In Thousands)</b>		
	<b>2007</b>	<b>2008</b>	<b>2009</b>
Legislative & Administrative	\$ 35.6	\$ 35.9	\$ 45.8
Development and Maintenance Services	252.1	254.4	377.1
Police	697.4	702.8	937.8
Fire	377.2	380.4	503.8
Cultural and Leisure	489.1	493.7	621.9
Non-Departmental	55.9	56.4	71.1
<b>TOTAL EXPENDITURES</b>	<b>\$1,907.3</b>	<b>\$1,923.6</b>	<b>\$2,557.5</b>
	<b>2007</b>	<b>2008</b>	<b>2009</b>
TOTAL REVENUES	\$2,527.5	\$2,555.9	\$3,023.8
TOTAL EXPENDITURES	\$1,907.3	\$1,923.6	\$2,557.5
<b>NET FISCAL IMPACT</b>	<b>\$620.3</b>	<b>\$632.3</b>	<b>\$466.3</b>

Source: CIC Research

#### II.5.4.14.3. THRESHOLD COMPLIANCE AND REQUIREMENTS:

CIC Research, Inc prepared an analysis of the fiscal impacts of the EastLake III SPA project development. The CIC analysis concluded that the net fiscal impact from developing the project is positive in year one at \$620,300 and remains so throughout the time period analyzed.

The results of the analysis will be included in the next annual fiscal and economic report prepared for the GMOC.



## **II.5.4.15. PUBLIC FACILITIES FINANCE**

### **II.5.4.15.1 OVERVIEW:**

All development within the City of Chula Vista must be in compliance with the City's Growth Management Program. The appropriate public facility financing mechanisms are required and approved by the City to fund the acquisition, construction and maintenance of public facilities. New facilities will be required to support the planned development of the project.

The public facilities are generally provided or financed in one or more of the following ways: Subdivision Exaction, Development Impact Fee and Debt Financing. It is anticipated that two methods will be utilized for the project to construct and finance public facilities.

### **II.5.4.15.2.-DEVELOPMENT IMPACT FEE (DIF):**

Public infrastructure is funded through the collection of an impact fee. Constructed by the public agency or Developer constructed with a reimbursement or credit against specific fees.

Development Impact Fees (DIF) are acceptable methods to contribute to the financing of capital improvements within the city of Chula Vista. The Windstar Pointe Resort Project is subject to fees established to help defray costs of facilities that will benefit the project. These fees include but may not be limited to:

- A. Transportation Development Impact Fee (TDIF): Established to provide financing for circulation element road projects of regional significance.
- B. Public Facilities Development Impact Fee (PFDIF): Established to collect funds for civic center facilities, police, corporation yard, libraries, fire suppression system, recreation and administration.
- C. Traffic Signal Fees: To pay for traffic signals associated with circulation element streets.
- D. Otay Water District Fees: The district may require annexation to an existing improvement district or creation of some other finance mechanism that may result in specific fees being modified.
- E. Salt Creek Sewer Development Impact Fee: To pay for sewer facilities within the Salt Creek Sewer Basin.

### **II.5.4.15.3. DEBT FINANCE PROGRAMS:**

The City of Chula Vista has a history of using assessment districts to finance a number of street improvements, as well as sewer and drainage facilities. The Otay Municipal Water District has used such improvement districts for water system improvements. Both school districts have implemented Mello-Roos Community Facility Districts to finance school facilities.

#### **A. Assessment Districts**

Special assessment districts may be proposed for acquiring, constructing and/or maintaining certain public improvements under the Municipal Improvement Act of 1913 and the Improvement Bond Act of 1915. The City has suspended the use of the Lighting and Landscape Act of 1972 for new open space district formation due to the passage of Proposition 218. The administration of the special assessment district is the responsibility of the public agency.

B. Community Facilities District (CFD)

On January 13, 1998, the City Council adopted the “City of Chula Vista statement of goals and policies regarding the establishment of Community Facilities Districts” (CFD’s). The approval of this document ratified the use of CFD’s as a public financing mechanism for:

- The construction and/or acquisition of public infrastructure, and
- The financing of authorized public services, including services provided by open space districts.

On April 28, 1998, the City Council enacted the “Chula Vista Community Facilities District Ordinance.” This ordinance adopted the Mello-Roos Act with modifications to additionally include the following:

- Incorporate all maintenance activities authorized by the “Landscaping & Lighting Act of 1972” (1972 Act) and
- Include maintenance activities not listed in the “Mello-Roos Act” or the “1972 Act.”

Special assessment financing may be appropriate when the value or benefit of the public facility can be assigned to specific properties. Assessments are levied in specific amounts against each individual property on the basis of relative benefit. Special assessments may be used for both publicly dedicated on-site and off-site improvements.

C. Mello-Roos Community Facilities Act of 1982

The Mello-Roos Community Facilities Act of 1982 authorizes formation of community facilities districts that impose special taxes to provide financing for certain public facilities or services. Facilities which can be provided under the Act include the purchase, construction, expansion, or rehabilitation of: Local park, recreation, or parkway facilities; Elementary and secondary school sites and structures; Libraries; and, any other governmental facilities that legislative bodies are authorized to construct, own or operate. In addition, the City has enacted an ordinance that adopted the Mello-Roos Act with modifications to accomplish the maintenance of facilities.

**II.5.4.15.4. OTHER METHODS USED TO FINANCE FACILITIES:**

A. General Fund:

The City of Chula Vista’s general fund serves to pay for many public services throughout the City. Those facilities and services identified as being funded by general fund sources represent those that will benefit not only the residents of the proposed project, but also Chula Vista residents throughout the City. In most cases, other financing mechanisms are available to initially construct or provide the facility or service, and then general fund moneys would only be expected to fund the maintenance costs once the facility is accepted by the City.

B. State and Federal Funding:

Although rarely available to fund an entire project, Federal and State financial and technical assistance programs have been available to public agencies, in particular the public school districts.

C. Dedications:

Dedication of sites by Developers for public capital facilities is a common financing tool used by many cities.

D. Developer Reimbursement Agreements:

Certain facilities that are located off-site of a project and/or provide regional benefits may be constructed in conjunction with the development of the project. In such instances, developer reimbursement agreements may be executed to provide for a future payback to the Developer for the additional cost of these facilities. Future developments are required to pay back their fair share of the costs for the shared facility when development occurs.

E. Special Agreements/Development Agreement:

This category includes special development programs for financing special arrangements between the City and the Developer such as credits against fees, waiver of fees, or charges for the construction of specific facilities.

A development agreement can play an essential role in the implementation of the Public Facilities Financing Plan. The Public Facilities Finance Plan clearly details all public facility responsibilities and assures that the construction of all necessary public improvements will be appropriately phased with actual development, while the development agreement identifies the obligations and requirements of both parties.

F. Park Acquisition and Development Fees: Fee established to pay land and improvements by new development.

#### **II.5.4.15.5. CUMULATIVE DEBT**

The City of Chula Vista has an established policy limiting the maximum debt to be placed on a residential dwelling unit to an additional one percent above the property tax. This policy was restated in the adopted Growth Management Program.

Like many other cities, Chula Vista has long understood that it is not the only agency that can utilize public finance mechanisms and, therefore, can not always guarantee that the total debt will remain at or below a maximum of 2 percent. The City needs to coordinate its debt finance programs with the other special districts that provide service to the residents of Chula Vista to ensure that the cumulative debt does not become excessive. Coordination is also necessary to guarantee all public facilities needed to support a development can be financed and constructed as needed.

#### **II.5.4.15.6.LIFECYCLE COST**

Section 19.09.060 Analysis subsection F(2) of the Growth Management Ordinance requires the following:

"...The inventory shall include Life Cycle Cost ("LCC") projections for each element in 19.09.060(E) ... as they pertain to City fiscal responsibility. The LCC projections shall be for estimated life cycle for each element analyzed. The model used shall be able to identify and estimate initial and recurring life cycle costs...

A. Background:

Life Cycle Costing (LCC) is a method of calculating the total cost of asset ownership over the life span of the asset. Initial costs and all Subsequent expected costs of significance are included in the LCC analysis as well as disposal value and any other quantifiable benefits to be derived as a result of owning the asset. Operating and maintenance costs over the life of an asset often times far exceed initial costs and must be factored into the decision process.

LCC analysis should not be used in each and every purchase of an asset. The process itself carries a cost and therefore can add to the cost of the asset. LCC analysis can be justified only in those cases in which the cost of the analysis can be more than offset by the savings derived through the purchase of the asset.

Four major factors that may influence the economic feasibility of applying LCC analysis are:

1. Energy Intensiveness - LCC should be considered when the anticipated energy costs of the purchase are expected to be large throughout its life.
2. Life Expectancy - For assets with long lives (i.e., greater than five years), costs other than purchase price take on added importance. For assets with short lives, the initial costs become a more important factor.
3. Efficiency - The efficiency of operation and maintenance can have significant impact on overall costs. LCC is beneficial when savings can be achieved through reduction of maintenance costs.
4. Investment Cost - As a general rule, the larger the investment the more important LCC analysis becomes.

B. Applications for LCC Analysis

The City of Chula Vista currently utilizes LCC analysis in determining the most cost effective purchase of capital equipment as well as in the determination of replacement costs for a variety of rolling stock. The use of LCC techniques takes place in the preparation of the City's Five Year Capital Improvement Budget (CIP) as well as in the Capital Outlay sections of the annual Operating Budget.

There are no project facilities that are not covered by LCC analysis. In these existing processes, the City should require the use of LCC analysis prior to or concurrent with the design of public facilities required by new development. Such a requirement will assist in the determination of the most cost effective selection of public facilities.

**APPENDIX A**  
**FISCAL IMPACT ANALYSIS**



## **FISCAL IMPACT ANALYSIS OF THE EASTLAKE III**

Prepared for:

City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

Prepared by:

CIC Research, Inc.  
8361 Vickers Street  
San Diego CA 92111

December 21, 2007



## TABLE OF CONTENTS

	<u>Page</u>
TABLE OF CONTENTS .....	ii
INTRODUCTION .....	1
PROJECT DESCRIPTION .....	1
PROJECT DEMOGRAPHICS AND LAND USES .....	2
REVENUES .....	5
<u>Secured Property Tax</u> .....	6
<u>Unsecured Property Tax</u> .....	7
<u>Property Transfer Tax</u> .....	7
<u>Sales Tax</u> .....	7
<u>Franchise Fees</u> .....	8
<u>Transient Occupancy Tax</u> .....	8
<u>Utility Users' Tax</u> .....	9
<u>Business License Fees</u> .....	9
<u>Miscellaneous Revenues</u> .....	9
<u>Gasoline Tax</u> .....	10
<u>Parking Citations</u> .....	10
OPERATING EXPENDITURES .....	10
<u>Legislative and Administration</u> .....	12
<u>Development and Maintenance Service</u> .....	12
<u>Police</u> .....	12
<u>Fire Protection</u> .....	12
<u>Cultural and Leisure</u> .....	13
<u>Other Non-Departmental</u> .....	13
NET FISCAL IMPACT .....	13
APPENDIX A .....	A-1



## TABLES

	<u>Page</u>
1. Eastlake III Project Absorption Schedule and Market Values by Land Use .....	3
2. Eastlake III Project Fiscal Impact General Assumptions .....	4
3. Eastlake III Project Fiscal Impact Revenue Generation Assumptions .....	5
4. Eastlake III Project Fiscal Impact Cost Allocation Assumptions .....	11
5. Net Fiscal Impact of the Eastlake III Project on the City of Chula Vista .....	14

### Appendix A- Eastlake III Detailed Tables

A-1 Absorption Schedule by Land Use .....	A-2
A-2 Assessed Value .....	A-2
A-3 Secured Property Tax Revenue .....	A-2
A-4 Unsecured Property Tax Revenue .....	A-3
A-5 Estimated Property Transfer Tax Revenue .....	A-3
A-6 Estimated Sales Tax Revenue .....	A-3
A-7 Estimated Franchise Fees .....	A-3
A-8 Estimated Transient Occupancy Tax .....	A-4
A-9 Estimated Utility Tax by Land Use .....	A-4
A-10 Estimated Business License Revenue .....	A-4
A-11 Estimated Miscellaneous Revenue .....	A-5
A-12 Estimated Legislative And Administrative Expenditures .....	A-5
A-13 Estimated Development And Maintenance Services Expenditures .....	A-5
A-14 Estimated Police Services Expenditures .....	A-5
A-15 Estimated Fire Services Expenditures .....	A-6
A-16 Estimated Cultural And Leisure Expenditures .....	A-6
A-17 Estimated Other Non-Departmental Expenditures .....	A-6





## **INTRODUCTION**

This analysis identifies the estimated fiscal impact that the Eastlake III development will have on the operation and maintenance budgets of the City of Chula Vista (general fund). Information pertaining to the scope of development was derived from the Eastlake III specific plan..

Two basic methodologies were utilized in estimating public agency revenues and expenditures; the case study and per unit/acre multiplier methods. The case study method was used to estimate secured property tax. The case study method is based on specific characteristics of the project from which revenues can be estimated. Appropriate city officials were contacted to identify actual tax rates. The per unit/acre multiplier method, which represents a more general approach was utilized to estimate unsecured property tax, sales tax, TOT, property transfer tax, utility tax, license fees, fines, other revenues and fees and all expenditures. The City of Chula Vista's Fiscal Model was utilized to estimate per unit/acre multipliers.

Future revenues and expenditures are presented in current (2007) dollars. The development absorption schedule is based on information provided by the City as well as estimations on future absorption made by CIC.

## **PROJECT DESCRIPTION**

The Eastlake III Project is proposed to be developed in the City of Chula Vista and will have 1439 single family residential units, 549 multi-family residential units, 494 apartments, 12.2 retail commercial acres, 15.2 acres of parks and approximately 41 acres of quasi public space..

Presented in Table 1 is a description of the land uses and projected absorption schedule. For the purpose of this analysis, absorption represents new units being sold and occupied.

Housing market values were determined by analyzing current assessed value for residential units in the project that have already been sold. These ranged from \$300,000 to over \$900,000. The values used in the table represent a conservative estimate of the unit price for each of the types of land uses in the development.

## **PROJECT DEMOGRAPHICS AND LAND USES**

In developing per unit/acre multipliers for expenditures, CIC utilized demographic and land use information related to the City of Chula Vista as a whole and, more specifically, the subject Eastlake III Project. Included in Table 2 are population, housing, land-use and infrastructure characteristics.

Table 1  
**EASTLAKE III DEVELOPMENT**  
**ABSORPTION SCHEDULE AND MARKET VALUES BY LAND USE**

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Developed and Occupied Units/Net Acres			
		2007	2008	2009	TOTAL
SINGLE FAMILY RESIDENTIAL UNITS					
Low (0 to 3 per Acre)	\$900	619	632	645	645
Low to Medium (3 to 6 per Acre)	\$600	784	789	794	794
TOTAL SINGLE FAMILY UNITS		1403	1421	1439	1439
MULTI FAMILY RESIDENTIAL UNITS	\$300	549	549	549	549
APARTMENTS	\$160	0	0	494	494
RETAIL COMMERCIAL ACRES	\$2,800	0.0	0.0	12.2	12.2
PARKS		15.2	15.2	15.2	15.2
PUBLIC USE		41.0	41.0	41.0	41.0

Source: Brookfield Homes,  
CIC Research, Inc.

Table 2  
**EASTLAKE III PROJECT FISCAL IMPACT**  
**GENERAL ASSUMPTIONS**

Chula Vista		Sources
Population	227,723	Chula Vista Budget
Occupied Housing Units	74,606	Chula Vista Budget
Persons Per Household	3.05	Chula Vista Budget
Median Housing Price	\$297,000	U.S. Census Bureau
Median Monthly Rent	\$1,053	U.S. Census Bureau
Land Uses (Developed Acres)		
Commercial	1,206.70	CV Planning
Industrial	867.50	CV Planning
Residential	8,226.81	CV Planning
Park	1,708.42	CV Planning
<b>Eastlake III Project</b>		
Estimated Population	7,570	CIC Research, Inc
Housing Units	2,482	CV Planning
Estimated Median Housing Price	\$600,000	CIC Research, Inc
Estimated Monthly Rent	\$1,600	CIC Research, Inc

## **REVENUES**

Operating revenues for the City of Chula Vista resulting from the development of the proposed Eastlake III Project are estimated in this section. The major revenue sources which are expected to be generated from the subject developments and detailed in this chapter include property tax, property transfer tax, sales tax, franchise fees, TOT, utility tax, license revenue, miscellaneous fines, motor vehicle license fees, gas tax and charges for various current services. The City of Chula Vista's Budget (FY 2006) for these revenue items is detailed in Table 3 along with allocation rates. The following section details each of the revenue sources and the methodology employed to estimate revenues from the subject developments. For each identified revenue source, a detailed table reflecting the revenue flow of the project is presented in the Appendix of this report. All dollar figures are presented in 2007 dollars.

Table 3  
**EASTLAKE III PROJECT FISCAL IMPACT  
REVENUE GENERATION ASSUMPTIONS**

<b>Revenues</b>	<b>City of Chula Vista FY2006 Revenues</b>	<b>Allocation Assumption</b>
<b>Property Taxes</b>		
Secured	\$19,193,563	Based on 10.844% of 1% of TAV
Un-Secured	840,000	\$405 per commercial acre
<b>Other Taxes</b>		
Property Transfer Tax	\$2,407,777	Annual Avg. \$.078 per \$1,000 of assessed value for residential and \$.039 per \$1,000 of assessed value for commercial and apartments
Sales & Use Tax	26,788,000	\$293 per housing unit for single family, \$122 per housing unit for multi-family residential, \$92 per housing unit for apartments, \$1,776 per commercial acre
Franchise Fees	6,700,000	\$33 per housing unit, \$2,027 per commercial acre
TOT	2,410,301	\$3 per housing unit, \$90 per commercial acre
Utility Tax	6,400,000	\$32 per housing unit, \$1,936 per commercial acre
<b>Licenses</b>		
Business License	\$1,229,948	\$795 per commercial acre
Other Licenses	108,677	\$1.46 per housing unit

Table 3 (continued)  
**EASTLAKE III PROJECT FISCAL IMPACT**  
**REVENUE GENERATION ASSUMPTIONS**

<b>Revenues</b>	<b>City of Chula Vista FY2006 Revenues</b>	<b>Allocation Assumption</b>
Fines		
Law Enforcement	\$279,645	\$3.75 per housing unit
Parking Citations	574,183	\$5.77 per housing unit, \$90.40 per commercial acre
Other Fines	411,565	\$5.52 per housing unit
Revenues from other Agencies		
Gas Tax	\$3,858,091	\$45.25 per housing unit, \$303.70 per commercial acre
Charges for Current Service		
Recreation	\$900,00	\$12.06 per housing unit
Other Revenues		
Vehicle Licenses Fees	\$16,800,000	\$225.18 per housing unit

### **Secured Property Tax**

Secured property tax revenues generated from the proposed developments were calculated on the basis of a one- percent tax rate on the current market value of the residential and commercial construction. According to the County of San Diego, the City of Chula Vista would receive 10.844 percent of the one-percent of the property taxes collected in those tax rate areas. It should be noted that the citywide average share of property tax is roughly 14.7 percent.

As previously mentioned, market values (assessed values) for the residential units were estimated by examining property tax records by selecting random properties already sold, while the market values for the apartment and retail land uses were estimated using recent property purchases in the region. Although assessed values increase two percent per year and readjust after the property resells, this analysis assumes no inflation and all values remain in 2007 dollars. Included in Tables A-2 in the appendix is the cumulative assessed value over the build-

out of the developments. Total assessed values for Eastlake III Project is estimated to be \$1.192 billion currently and increase to \$1.335 billion at build-out.

The City of Chula Vista's share of the collected annual property tax is estimated to be \$1.3 million in the first year rising to \$1.5 million (Table A-3) at build-out.

### **Unsecured Property Tax**

Unsecured property, which includes personal property such as equipment, inventory, furniture, etc. is taxed for primarily commercial and industrial businesses. It is estimated that \$4,900 in unsecured property taxes are expected to be generated by the project at buildout.

### **Property Transfer Tax**

Sales of real property in San Diego County are taxed at a rate of \$1.10 per \$1,000 of the sales price. Chula Vista would receive 50 percent of the tax. An analysis conducted by the San Diego Association of Governments (SANDAG) indicates that the average turnover rate for residential property is once every seven years and once every 14 years for nonresidential property. The following formulas, which take both the transfer tax formula and the average turnover rate into account, were utilized to yield average annual per unit property transfer tax.

Single Family Residential	$\frac{\$.55}{\$1,000} \times \frac{1}{7} = .00007857$
Commercial/Industrial	$\frac{\$.55}{\$1,000} \times \frac{1}{14} = .00003929$

Using these formulas, an estimated annual average property tax can be calculated. The Eastlake III development would generate \$100,400 (refer to Table A-5) in average, annual property transfer tax at build-out.

### **Sales Tax**

This fiscal impact methodology estimates the sales tax generated by residential units and commercial businesses that create new demand. Per household sales taxes were estimated by imputing the household income based on the cost of housing. Average household income for those purchasing residential units is projected to be between approximately \$60,000

and \$190,000 based on mortgage payments comprising 29% of gross income. Rents are expected to average \$1,600 per month requiring an income of \$56,000 based on 34% of income used for rent. Utilizing the Consumer Expenditure Survey of the U. S. Bureau of Labor Statistics, the amount of taxable sales is estimated to be 23% or between \$12,000 and \$39,000 per household for the different housing categories. Conservatively 66.7 percent of those taxable sales would be expected to be spent in Chula Vista. Therefore it is estimated that each household would generate between \$82 and \$260 per household (refer to Table A-6) in sales taxes annually for the City of Chula Vista. This amount includes the property tax shift the State reimburses the City for the loss of sales taxes. Total annual sales tax generated by Eastlake III at build out is estimated to be \$496,200.

### **Franchise Fees**

The City of Chula Vista receives a franchise tax fee from sales of natural gas, electricity, cable television and trash collection. Using the sale of gas and electricity as a guideline and based on a study prepared by San Diego Gas and Electric (SDG&E), 37 percent of the franchise fees are attributed to residential uses, 36.5 percent to retail/office uses and the remaining 26.5 percent is attributed to industrial uses. Using these guidelines, the city budget, area demographics and land use information results in an estimated \$33 in annual franchise fees per housing unit and \$2,027 per commercial acre. Utilizing these ratios results in a total annual franchise fee of \$64,400 in the 2007 and \$106,600 at build-out for Eastlake III (see Table A-7).

### **Transient Occupancy Tax**

Transient occupancy tax (TOT) is a tax added to the price charged for the use of a hotel or motel room. The majority of the tax is associated with new hotel developments. Since there is no planned hotel/motel development in this project, TOT would be generated by the demand Chula Vista residents create for local hotels/motels. The San Diego Convention and Visitors Bureau estimates that of all visitors who stay in hotels and motels eight percent are visiting



friends or relatives and an additional nine percent are here for non-convention business. Utilizing the City's budget for TOT of \$2,410,301 results in multiplier ratios of roughly \$3 per household and \$90 per commercial acre. Using this ratio the City of Chula Vista will receive at build-out a total annual TOT tax of \$8,500 associated with the Eastlake III (refer to Table A-8).

### **Utility Users' Tax**

The City of Chula Vista's FY2006 budget for utility taxes is \$6,400,00. These taxes are paid by the residents and businesses on gas, electric and telephone services. CIC utilized the same methodology for utility taxes and franchise fees. Using the land use allocation of 37 percent residential uses, 36.5 percent to retail/office uses and 26.5 percent to industrial uses, results in an estimated \$32 in annual utility tax per housing unit and \$1,936 per commercial acre. These ratios result in a total annual utility tax of \$62,500 in the first year rising to \$103,000 at build-out (refer to Table A-9).

### **Business License Fees**

Business license fees are allocated for commercial and industrial uses. On average, the City receives \$795 per year per acre of commercial land in business taxes. At build-out, Eastlake III should generate \$9,700 per year (Table A-10).

### **Miscellaneous Revenues**

CIC grouped numerous revenues into the category of miscellaneous. These revenues include: animal licenses, bicycle licenses, motor vehicle licenses, library fines, parking citations, swimming pool fees, recreation programs and park reservation fees. With the exception of gas tax and parking citations, all the revenues are assumed to be allocated entirely to residential uses. For these revenues, multipliers were developed by dividing the total revenues by the total number of citywide occupied housing units and commercial acreage. Total miscellaneous revenues attributed to Eastlake III are \$746,900 per year at build-out (refer to Table A-11). The allocation of gas tax and parking citations was calculated as follows:

### **Gasoline Tax**

Gasoline tax revenue accrues on the basis of a complicated formula utilizing county to state and incorporated to unincorporated portion of population. According to the City of San Diego's "Fiscal Impact of New Development" and the Department of Motor Vehicle's auto registration records, an estimated 50 percent is attributed to residential uses and the remaining 50 percent is allocated based on vehicle registration (75% residential, 19% commercial and 6% industrial).

### **Parking Citations**

Parking violation revenues were allocated by vehicle registration classification as estimated by the Department of Motor Vehicles (75% residential, 19% commercial and 6% industrial).

### **OPERATING EXPENDITURES**

Operating expenditures for the City of Chula Vista resulting from development of the Eastlake III are outlined in this section. CIC utilized the cost factors developed by Economic Research Associates (ERA) and the City of Chula Vista Finance Department. Table 4 presents those cost factors. Detailed tables reflecting the annual expenditure cash flows are presented in the appendix to this report.

Table 4  
**EASTLAKE III PROJECT FISCAL IMPACT  
 COST ALLOCATION ASSUMPTIONS**

	Population (Per person)	Retail (Per Acre)	Office (Per Acre)	Hotel (Per Acre)	Industrial (Per Acre)	Residential (Per DU)	Private Parks (Per Acre)	Public Parks (Per Acre)	Public Use (Per Acre)	Open Space (Per Acre)	Other (Per Acre)
Legislative & Administrative											
City Council	\$ 1.87										
Boards and Commissions											
City Clerk	\$ 0.72										
City Attorney		\$ 37.30	\$ 40.28	\$ 23.84	\$ 9.84	\$ 5.64					
Administration	\$ 0.08					\$ 0.40					
Management and Information services	\$ 1.33										
Human Resources	\$ -										
Finance	\$ -										
<b>Total Legislative &amp; Administrative</b>	<b>\$ 4.00</b>	<b>\$ 37.30</b>	<b>\$ 40.28</b>	<b>\$ 23.84</b>	<b>\$ 9.84</b>	<b>\$ 6.04</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Development and Maintenance Services											
Community Development	\$ 0.82	\$ 906.12	\$ 978.61	\$ 579.20	\$ 239.01	\$ 8.00					\$ 8.32
Planning and building services	\$ 1.32	\$ 106.60	\$ 114.59	\$ 70.54	\$ 33.02	\$ 15.92					\$ 15.71
Engineering		\$ 1,245.44	\$ 659.35	\$ 293.05	\$ 124.54	\$ 13.92		\$ 76.91			\$ 76.91
Public Works Operations		\$ 2,544.11	\$ 1,346.88	\$ 598.61	\$ 254.41	\$ 28.43		\$ 29.93	\$ 149.65		\$ 149.65
General Services	\$ 17.18										
<b>Total Development and Maintenance Services</b>	<b>\$ 19.32</b>	<b>\$ 4,802.27</b>	<b>\$ 3,099.43</b>	<b>\$ 1,541.40</b>	<b>\$ 650.98</b>	<b>\$ 66.27</b>	<b>\$ -</b>	<b>\$ 106.84</b>	<b>\$ 149.65</b>	<b>\$ -</b>	<b>\$ 250.59</b>
Public Safety											
Police	\$ 7.19	\$ 6,860.31	\$ 6,860.31	\$ 6,860.31	\$ 916.58	\$ 273.73	\$ 822.48	\$ 2,140.94	\$ 2,140.94		\$ 2,140.94
Fire	\$ 1.17	\$ 2,538.77	\$ 2,538.77	\$ 2,538.77	\$ 313.56	\$ 176.70	\$ 132.27	\$ 132.27	\$ 132.27	\$ 132.27	\$ 132.27
<b>Total Public Safety</b>	<b>\$ 8.36</b>	<b>\$ 9,399.08</b>	<b>\$ 9,399.08</b>	<b>\$ 9,399.08</b>	<b>\$ 1,230.14</b>	<b>\$ 450.43</b>	<b>\$ 954.75</b>	<b>\$ 2,273.21</b>	<b>\$ 2,273.21</b>	<b>\$ 132.27</b>	<b>\$ 2,273.21</b>
Cultural and Leisure											
Recreation	\$ 24.60										
Library	\$ 55.09										
Nature Centre						\$ 7.51					
<b>Total Cultural and Leisure</b>	<b>\$ 79.69</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7.51</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Non-Departmental Operations	\$ 9.39										
<b>Total Non-Departmental</b>	<b>\$ 9.39</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Cost Factor Citywide</b>	<b>\$ 120.76</b>	<b>\$14,238.65</b>	<b>\$12,538.79</b>	<b>\$10,964.32</b>	<b>\$ 1,890.96</b>	<b>\$ 530.25</b>	<b>\$ 954.75</b>	<b>\$ 2,380.05</b>	<b>\$ 2,422.86</b>	<b>\$ 132.27</b>	<b>\$ 2,523.80</b>

Source: City of Chula Vista, Budget Analysis  
 Economic Research Associates  
 October, 2007

### **Legislative and Administration**

The cost for the City Council, various boards and commissions, the City Clerks office, the City Attorney's office and general city administration make up the legislative and administration cost center. Based on the City's and ERA's analysis, the cost for the Eastlake III project is allocated at a rate of \$37.40 per commercial retail acre, \$6.04 per dwelling unit and \$4.00 per person. Table A-12 in the appendix shows annual legislative and administration expenditures for the development of \$45,800 at build-out.

### **Development and Maintenance Service**

Development and Maintenance Services include community development, planning and building services, engineering, and public works operations. Residential land uses are allocated costs of \$66.27 per dwelling, \$4,802.27 per commercial acre, \$106.84 per park acre and \$149.65 per acre of public use. Residential populations are allocated an additional \$19.32 per capita in costs. These multipliers translate into Development and Maintenance Services costs of \$377,100 for the finished project (refer to Table A-13).

### **Police**

Police services costs are allocated to all land uses. Residential land uses are allocated on the basis of \$273.73 per dwelling unit with an additional allocation of \$7.19 per capita for the residential population. Retail land uses are allocated police costs of \$6,860.31 per acre and parks and public use land allocated \$2,140.94 in police costs per acre. Total police costs at build-out is estimated to be \$937,800 (refer to Table A-14)

### **Fire Protection**

Fire costs are \$176.70 per dwelling unit for residential land uses, \$2,538.77 per acre of commercial land, and \$132.27 per acre for parks, public use and open space. An additional \$1.17 per capita is allocated to the residential population. These ratios result in annual fire protection costs of \$503,800 for the Eastlake III Project (refer to Table A-15) at build-out.

### **Cultural and Leisure**

Based on the City of Chula Vista model, cultural and leisure costs are only allocated to residential development. This sector is made up of the costs associated with the recreation department, the library, and the nature center. For the Eastlake III Project residents were assessed \$7.51 per dwelling unit and \$79.69 per capita to determine their cultural and leisure costs. The total cost at build-out is estimated to be \$621,900 (Table A-16).

### **Other Non-Departmental**

Other non-departmental costs are assigned to residential development at a rate of \$9.39 per capita. Total costs for the Eastlake III Project is \$71,100 (Table A-17).

### **NET FISCAL IMPACT**

Utilizing the previously mentioned methodologies estimated net fiscal impacts are presented in Tables 5. As previously mentioned, all values are in 2007 dollars. No annual adjustments to revenues or costs were utilized. The estimated annual flows of costs and revenues are primarily related to the estimated project absorption.

Table 5 presents the results of the fiscal impact associated with the Eastlake III Project. Fiscal revenues would begin at \$2.6 million annually and rise to \$3.0 million at build-out. Fiscal expenditures would be initially 1.9 million and rise to \$2.6 million at build-out. The net fiscal impact from developing the Eastlake III is positive through-out the development and at build-out results in a surplus of with a surplus of \$466,300.

Table 5

**NET FISCAL IMPACT OF THE EASTLAKE III PROJECT  
ON THE CITY OF CHULA VISTA**

Revenue Sources	Revenues (In Thousands)		
	2007	2008	2009
Secured Property Tax	\$1,292.8	\$1,308.8	\$1,447.5
Unsecured Property Tax	0.0	0.0	4.9
Property Transfer Tax	93.7	94.8	100.4
Sales & Use Tax	424.6	429.3	496.2
Franchise Tax	64.4	65.0	106.6
TOT Tax	5.9	5.9	8.5
Utility Tax	62.5	63.0	103.0
Business License	0.0	0.0	9.7
Miscellaneous Revenues	583.6	589.0	746.9
<b>TOTAL REVENUES</b>	<b>\$2,527.5</b>	<b>\$2,555.9</b>	<b>\$3,023.8</b>

Expenditure Sources	Expenditures (In Thousands)		
	2007	2008	2009
Legislative & Administrative	\$ 35.6	\$ 35.9	\$ 45.8
Development and Maintenance Services	252.1	254.4	377.1
Police	697.4	702.8	937.8
Fire	377.2	380.4	503.8
Cultural and Leisure	489.1	493.7	621.9
Non-Departmental	55.9	56.4	71.1
<b>TOTAL EXPENDITURES</b>	<b>\$1,907.3</b>	<b>\$1,923.6</b>	<b>\$2,557.5</b>

	2007	2008	2009
TOTAL REVENUES	\$2,527.5	\$2,555.9	\$3,023.8
TOTAL EXPENDITURES	\$1,907.3	\$1,923.6	\$2,557.5
<b>NET FISCAL IMPACT</b>	<b>\$620.3</b>	<b>\$632.3</b>	<b>\$466.3</b>

Source: CIC Research, Inc.



## **APPENDIX A**

### **Detailed Tables**

Table A-1  
ABSORPTION SCHEDULE BY LAND USE

Land Use	Per Unit/ Net Acre Value	Cumulative Developed and Occupied Units/Net Acres			
	(000's)	2007	2008	2009	TOTAL
SINGLE FAMILY RESIDENTIAL UNITS					
Low (0 to 3 per Acre)	\$900	619	632	645	645
Low to Medium (3 to 6 per Acre)	\$600	784	789	794	794
TOTAL SINGLE FAMILY UNITS		1403	1421	1439	1439
MULTI FAMILY RESIDENTIAL UNITS	\$300	549	549	549	549
APARTMENTS	\$160	0	0	494	494
<b>POPULATION</b>		<b>5,954</b>	<b>6,009</b>	<b>7,570</b>	<b>7,570</b>
RETAIL COMMERCIAL ACRES	\$2,800	0.0	0.0	12.2	12.2
PARKS		15.2	15.2	15.2	15.2
PUBLIC USE		41.0	41.0	41.0	41.0
OPEN SPACE		135.7	135.7	135.7	135.7

Table A-2  
ASSESSED VALUE

Land Use	Per Unit/ Net Acre Value (000's)	Cumulative Assessed Value(000's)		
		2007	2008	2009
SINGLE FAMILY RESIDENTIAL UNITS				
Low (0 to 3 per Acre)	\$900	\$ 557,100	\$ 568,800	\$ 580,500
Low to Medium (3 to 6 per Acre)	\$600	\$ 470,400	\$ 473,400	\$ 476,400
TOTAL SINGLE FAMILY UNITS		\$ 1,027,500	\$ 1,042,200	\$ 1,056,900
MULTI FAMILY RESIDENTIAL UNITS	\$300	\$ 164,700	\$ 164,700	\$ 164,700
APARTMENTS	\$160	\$ -	\$ -	\$ 79,040
RETAIL COMMERCIAL ACRES	\$2,800	\$ -	\$ -	\$ 34,160

Table A-3  
SECURED PROPERTY TAX REVENUE

2006 Budget				
For Secured Property Tax		\$19,193,563		
		Secured Property Tax Revenue (000s)		
SECURED PROPERTY TAX REVENUES		2007	2008	2009
TOTAL EASTLAKE VILLAGE III				
Total Assessed Values		\$ 1,192,200	\$ 1,206,900	\$ 1,334,800
Tax Rate		1.0%	\$11,922	\$12,069
Total Chula Vista Share		10.844%	\$1,292.8	\$1,308.8
			\$1,447.5	



Table A-4  
UNSECURED PROPERTY TAX REVENUE

2006 Budget  
For Unsecured Property Tax \$840,000

UNSECURED PROPERTY TAX	Tax Per Acre	Unsecured Property Tax Revenue (000's)		
		2007	2008	2009
Commercial Uses	\$405	\$0.0	\$0.0	\$4.9
<b>Total Unsecured Property Tax</b>		<b>\$0.0</b>	<b>\$0.0</b>	<b>\$4.9</b>

Table 5  
ESTIMATED PROPERTY TRANSFER TAX REVENUES

2006 Budget  
For Property Transfer Tax \$2,407,777  
Residential Resale Ratio 0.00007857  
Commercial/Apartments Resale Ratio 0.00003929

Product	Resale Rate (Years)	Property Transfer Tax (000s)		
		2007	2008	2009
Total Single Family Units	7	\$80.7	\$81.9	\$83.0
Total Multi Family Units	7	\$12.9	\$12.9	\$12.9
Total Apartments	14	\$0.0	\$0.0	\$3.1
Total All Commercial Acres	14	\$0.0	\$0.0	\$1.3
<b>Total Property Transfer Tax</b>		<b>\$93.7</b>	<b>\$94.8</b>	<b>\$100.4</b>

Table A-6  
ESTIMATED SALES TAX REVENUES

FY2006 Budget  
For Sales Tax \$26,788,000

Land Use	Sales Tax Per Unit/Acre (000s)	City of Chula Vista's Share of Sales Tax (000s)		
		2007	2008	2009
Total Single Family Units	\$0.260	\$364.8	\$369.5	\$374.1
Total Multi Family Units	\$0.109	\$59.8	\$59.8	\$59.8
Total Apartments	\$0.082	\$0.0	\$0.0	\$40.5
Total Retail Commercial Acres	\$1.776	\$0.0	\$0.0	\$21.7
<b>Total Sales Tax</b>		<b>\$424.6</b>	<b>\$429.3</b>	<b>\$496.2</b>

Table A-7  
ESTIMATED FRANCHISE FEES

FY2006 Budget  
For Franchise Fees \$6,700,000

Land Use	Per Unit	Franchise Fee Revenue (000's)		
		2007	2008	2009
Total Single Family Units	\$33	\$46.3	\$46.9	\$47.5
Total Multi Family Units	\$33	\$18.1	\$18.1	\$18.1
Total Apartments	\$33	\$0.0	\$0.0	\$16.3
Total Commercial Acres	\$2,027	\$0.0	\$0.0	\$24.7
<b>Total Franchise Fees</b>		<b>\$64.4</b>	<b>\$65.0</b>	<b>\$106.6</b>

Table A-8  
ESTIMATED TRANSIENT OCCUPANCY TAX

FY2006 Budget				
For Transient Occupancy Tax		\$2,410,301		
Land Use	TOT per Unit/Net Acre	Transient Occupancy Tax (000's)		
		2007	2008	2009
Total Single Family Units	\$3	\$4.2	\$4.3	\$4.3
Total Multi Family Units	\$3	\$1.6	\$1.6	\$1.6
Total Apartments	\$3	\$0.0	\$0.0	\$1.5
Total Retail Commercial Acres	\$90	\$0.0	\$0.0	\$1.1
<b>Total TOT</b>		<b>\$5.9</b>	<b>\$5.9</b>	<b>\$8.5</b>

Table A-9  
ESTIMATED UTILITY TAX

FY2006 Budget				
For Utility Tax		\$6,400,000		
Land Use	Tax per Unit/Net Acre	Utility Tax Revenue (000's)		
		2007	2008	2009
Total Single Family Units	\$32	\$44.9	\$45.5	\$46.0
Total Multi Family Units	\$32	\$17.6	\$17.6	\$17.6
Total Apartments	\$32	\$0.0	\$0.0	\$15.8
Total All Commercial Acres	\$1,936	\$0.0	\$0.0	\$23.6
<b>Total Utility Tax</b>		<b>\$62.5</b>	<b>\$63.0</b>	<b>\$103.0</b>

Table A-10  
ESTIMATED BUSINESS LICENSE REVENUE

FY2006 Budget				
For Business License Tax		\$1,229,948		
Land Use	Average Business License Fee Per Acre	Business License Fees (000's)		
		2007	2008	2009
Total All Commercial Acres	\$795	\$0.0	\$0.0	\$9.7
<b>Total Business License Fees</b>		<b>\$0.0</b>	<b>\$0.0</b>	<b>\$9.7</b>

Table A-11  
ESTIMATED MISCELLANEOUS REVENUES

FY2006 Budget	Allocation of Budget			Per House Unit	Per Comm. Acre
	Total Budget	Residential	Commercial		
Animal License & Bicycle Licenses	\$108,677	\$108,677		\$1.46	
Motor Vehicle Licenses	\$16,800,000	\$16,800,000		\$225.18	
Gas Tax	\$3,858,091	\$3,375,830	\$366,519	\$45.25	\$303.7
Law Enforcement Fines	\$279,645	\$279,645		\$3.75	
Other Fines	\$411,565	\$411,565		\$5.52	
Parking Citations	\$574,183	\$430,637	\$109,095	\$5.77	\$90.4
Charges for Current Services					
Recreation Program	\$900,000	\$900,000		\$12.06	
Total Misc. Revenue	\$22,932,161	\$22,306,354	\$475,613		
	Per Unit/Acre			\$298.99	\$394.14
Land Use	Per Unit/Acre	Miscellaneous Revenue (000's)			
		2007	2008	2009	
Total Single Family Units	\$299	\$419.5	\$424.9	\$430.3	
Total Multi Family Units	\$299	\$164.2	\$164.2	\$164.2	
Total Apartments	\$299	\$0.0	\$0.0	\$147.7	
Total All Commercial Acres	\$394	\$0.0	\$0.0	\$4.8	
<b>Total Miscellaneous Revenues</b>		<b>\$583.6</b>	<b>\$589.0</b>	<b>\$746.9</b>	

Table A-12  
ESTIMATED LEGISLATIVE AND ADMINISTRATIVE EXPENDITURES

Legislative & Administrative				Estimated Cost (000's)		
				2007	2008	2009
Single Family Residential	\$	6.04	per du	\$ 8.5	\$ 8.6	\$ 8.7
Multi-Family Residential	\$	6.04	per du	\$ 3.3	\$ 3.3	\$ 3.3
Apartments	\$	6.04	per du	\$ -	\$ -	\$ 3.0
Population	\$	4.00	per person	\$ 23.8	\$ 24.0	\$ 30.3
Retail Commercial	\$	37.30	per acre	\$ -	\$ -	\$ 0.5
Parks				\$ -	\$ -	\$ -
Public Use				\$ -	\$ -	\$ -
Open Space				\$ -	\$ -	\$ -
Total Legislative & Administrative				\$ 35.6	\$ 35.9	\$ 45.8

Table A-13  
ESTIMATED DEVELOPMENT AND MAINTENANCE SERVICES EXPENDITURES

Development and Maintenance Services				Estimated Cost (000's)		
				2007	2008	2009
Single Family Residential	\$	66.27		\$ 93.0	\$ 94.2	\$ 95.4
Multi-Family Residential	\$	66.27		\$ 36.4	\$ 36.4	\$ 36.4
Apartments	\$	66.27		\$ -	\$ -	\$ 32.7
Population	\$	19.32		\$ 115.0	\$ 116.1	\$ 146.3
Retail Commercial	\$	4,802.27		\$ -	\$ -	\$ 58.6
Parks	\$	106.84		\$ 1.6	\$ 1.6	\$ 1.6
Public Use	\$	149.65		\$ 6.1	\$ 6.1	\$ 6.1
Open Space				\$ -	\$ -	\$ -
Total Development and Maintenance Services				\$ 252.1	\$ 254.4	\$ 377.1

Table A-14  
ESTIMATED POLICE SERVICES EXPENDITURES

Police				Estimated Cost (000's)		
				2007	2008	2009
Single Family Residential	\$	273.73		\$ 384.0	\$ 389.0	\$ 393.9
Multi-Family Residential	\$	273.73		\$ 150.3	\$ 150.3	\$ 150.3
Apartments	\$	273.73		\$ -	\$ -	\$ 135.2
Population	\$	7.19		\$ 42.8	\$ 43.2	\$ 54.4
Retail Commercial	\$	6,860.31		\$ -	\$ -	\$ 83.7
Parks	\$	2,140.94		\$ 32.5	\$ 32.5	\$ 32.5
Public Use	\$	2,140.94		\$ 87.8	\$ 87.8	\$ 87.8
Open Space				\$ -	\$ -	\$ -
Total Police				\$ 697.4	\$ 702.8	\$ 937.8

Table A-15  
ESTIMATED FIRE SERVICES EXPENDITURES

Fire		Estimated Cost (000's)		
		2007	2008	2009
Single Family Residential	\$ 176.70	\$ 247.9	\$ 251.1	\$ 254.3
Multi-Family Residential	\$ 176.70	\$ 97.0	\$ 97.0	\$ 97.0
Apartments	\$ 176.70	\$ -	\$ -	\$ 87.3
Population	\$ 1.17	\$ 7.0	\$ 7.0	\$ 8.9
Retail Commercial	\$ 2,538.77	\$ -	\$ -	\$ 31.0
Parks	\$ 132.27	\$ 2.0	\$ 2.0	\$ 2.0
Public Use	\$ 132.27	\$ 5.4	\$ 5.4	\$ 5.4
Open Space	\$ 132.27	\$ 17.9	\$ 17.9	\$ 17.9
Total Fire		\$ 377.2	\$ 380.4	\$ 503.8

Table A-16  
ESTIMATED CULTURAL AND LEISURE EXPENDITURES

Cultural and Leisure		Estimated Cost (000's)		
		2007	2008	2009
Single Family Residential	\$ 7.51	\$ 10.5	\$ 10.7	\$ 10.8
Multi-Family Residential	\$ 7.51	\$ 4.1	\$ 4.1	\$ 4.1
Apartments	\$ 7.51	\$ -	\$ -	\$ 3.7
Population	\$ 79.69	\$ 474.5	\$ 478.9	\$ 603.3
Parks		\$ -	\$ -	\$ -
Public Use		\$ -	\$ -	\$ -
Open Space		\$ -	\$ -	\$ -
Total Cultural and Leisure		\$ 489.1	\$ 493.7	\$ 621.9

Table A-17  
ESTIMATED OTHER NON-DEPARTMENTAL EXPENDITURES

Non-Departmental		Estimated Cost (000's)		
		2007	2008	2009
Population	\$ 9.39	\$ 55.9	\$ 56.4	\$ 71.1
Total Non-Departmental		\$ 55.9	\$ 56.4	\$ 71.1

# **COMPREHENSIVE AFFORDABLE HOUSING PROGRAM**

## **SECTION II.6**

**A COMPREHENSIVE PLAN FOR THE PROVISION OF  
AFFORDABLE HOUSING**

### **EASTLAKE III**

**EASTLAKE TRAILS,  
WOODS, VISTAS  
AND  
"LAND SWAP" PARCELS**

**Adopted July 17, 2001**  
by Resolution No. 2001-220

**Amended June 20, 2006**  
by Resolution No. 2006-190

**Amended April 8, 2008**  
by Resolution No. 2008-095

*Prepared by:*  
**Bud Gray & Associates**  
2452 Arrowhead Court  
Chula Vista, CA 91915  
Contact: Bud Gray  
(619) 656-801

*Edited by:*  
**KTGY Group, inc.**  
17992 Mitchell South  
Irvine, CA 92614  
Contact: Damian Taitano  
(949) 851-2133

## **SECTION II.6 COMPREHENSIVE AFFORDABLE HOUSING PROGRAM**

### **TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>PAGE</u></b>
<b>II.6.1 Introduction.....</b>	<b>II.6.1-1</b>
<b>II.6.2 Definitions.....</b>	<b>II.6.2-1</b>
<b>II.6.3 Needs Assessment.....</b>	<b>II.6.3-1</b>
<b>II.6.4 EastLake Affordable Housing Program .....</b>	<b>II.6.4-1</b>
II.6.4.1    LOW INCOME HOUSING	
.        Requirements	
.        Site Selection Criteria	
.        Design	
.        Unit Mix by Bedroom Count	
.        Low Income Housing Sites	
.        Phasing	
.        Implementation Schedule	
II.6.4.2    MODERATE INCOME HOUSING	
.        Moderate Income Housing Requirements	
.        Moderate Income Housing Sites	
.        Phasing	
.        Implementation Schedule	
II.6.4.3    AFFORDABLE HOUSING RESTRICTIONS	
.        Income Eligibility	
.        Affordable Monthly Rents	
.        Affordable Housing Costs for Owner Occupied Housing	
.        Underwriting Requirements	
.        Resale Provisions of Owner Occupied Housing	
.        Term of Affordability Restrictions	
II.6.4.4    SUBSIDIES, INCENTIVES AND FINANCING MECHANISMS	
II.6.4.5    COMPLIANCE REPORTING	
.        Rental Units' Compliance Packet and Audit	
.        Home Ownership Units' Compliance Packet	
II.6.4.6    AFFIRMATIVE MARKETING PLAN	
II.6.4.7    IMPLEMENTING AGREEMENTS AND CONDITIONS	

## LIST OF EXHIBITS

<u>EXHIBIT</u>		<u>PAGE</u>
1	Low and Moderate Income Sites.....	II.6.5-18
2	Maximum Income & Housing Expense.....	II.6.5-19
3	Supplemental Rental Application .....	II.6.5-20
4	Semi-annual Report .....	II.6.5-22
5	Annual Moderate Income Affordable Housing Report.....	II.6.5-26
6	Homebuyer's Qualifying Form .....	II.6.5-28
7	Affirmative Marketing Plan .....	II.6.5-29



## II.6.1 INTRODUCTION

The City of Chula Vista (“City”), along with all other cities in California, is required by state law to have a Housing Element as a component of its General Plan. The Housing Element describes the housing needs of the community and the responses necessary to fulfill them.

The City of Chula Vista Housing Element of 1991 contains numerous objectives, policies and related action programs to accomplish these objectives. Key among these policies is the affordable housing policy which requires that residential development with fifty (50) or more dwelling units provide a minimum of 10% of the total dwelling units for low and moderate income households, one-half of these units (5% of the total project) being designated to low income and the remaining five percent (5%) to moderate income households.

In order to guarantee the provision of Affordable Housing opportunities, the City requires that a specific Affordable Housing Program (“AHP”) and agreement be consistent with the Housing Element of the Chula Vista General Plan and be prepared and signed by the Developer. This Affordable Housing Program is intended to delineate how, when and where the units would be provided, intended subsidies, income rent restrictions and methods to verify compliance. The program may be implemented through various mechanisms including development agreements, tentative map conditions, and specific housing project agreements which may impose additional terms and conditions consistent herewith.

The EastLake Comprehensive Affordable Housing Program, as used herein, applies to the following future neighborhoods identified in the EastLake II & EastLake III General Development Plans.

- EastLake Trails (EastLake II GDP)
- EastLake Vistas (EastLake III GDP)
- EastLake Woods (EastLake III GDP)
- EastLake Land Swap Parcels (EastLake II GDP)

The EastLake Comprehensive Affordable Housing Program is consistent with the City’s affordable housing policies and is expected to be completed in four phases. Construction of 30 low income and 30 moderate income housing units in the Initial Phase is scheduled to begin before the issuance of the 1,001<sup>st</sup> building permit. The second phase is scheduled to start before the issuance of the 2,401<sup>st</sup> building permit. The third phase is scheduled to start before the issuance of the 3,201<sup>st</sup> building permit, while the fourth phase will start before the issuance of the 3,954<sup>st</sup> building permit (see the section entitled “Implementation Schedule” in this program). EastLake II & III are planned to include a total of 4,448 housing units.

The low income housing units (223) shall be located at five sites in the different neighborhoods as shown on Exhibit 1, Low Income Housing Sites. The moderate income housing units (223) are expected to be distributed throughout the project in Residential - Medium Density, Residential - Medium-High Density, and Residential - High Density.

## **II.6.2 DEFINITIONS**

### **Affirmative Marketing Plan:**

An outline that details actions the developer will take to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, sex, sexual orientation, marital status, familial status, color, religion, national origin, ancestry, handicap, age, or any other category which may be defined by law now or in the future.

### **Low Income Household:**

A household of persons who claim primary residency at the same unit with combined incomes that do not exceed 80% of the Area Median Income for the San Diego area (adjusted annually) based on household size, as established by and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and as also published in the California Administrative Code. See Exhibit “2” for the annual income limits as published by the United States Department of Housing and Urban Development (HUD). Household size is calculated by the number of persons residing at the same unit as their primary residency.

### **Moderate Income Household:**

A household of persons who claim primary residency at the same unit with combined incomes between 80% to 120% of the Area Median Income for the San Diego area (adjusted annually) based on household size, as established by and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and as also published in the California Administrative Code. See Exhibit “2” for the annual income limits as published by the United States Department of Housing and Urban Development (HUD). Household size is calculated by the number of persons residing at the same unit as their primary residency.

### **San Diego Area Median Income:**

The San Diego County area median income level as determined from time to time by the Department of Housing and Urban Development, United States Government, based on household size.

### **Subsidized Financing:**

Any financing provided by any public agency specifically for the development and construction of low or moderate income housing units, including but not limited to the following:

## DEFINITIONS

- Low Income Housing Tax Credits (LIHTC) – statewide competition;
- Housing Bonds – State;
- Housing Bonds – City;
- Redevelopment Low and Moderate-income Housing fund – Redevelopment agency;
- HOME – City and County;
- CDBG – City; and,
- Other Public Financing – State and Federal

### II.6.3 NEEDS ASSESSMENT

According to SANDAG's Preliminary 2020 Cities/County Forecast, Chula Vista is expected to gain 46,000 new residents and 13,801 new households. The characteristics of the City's population, housing, and employment that affect its housing goals, policies, and programs include:

- Chula Vista residents have household income and age characteristics that nearly match the regional median.
- The population has more diversity in race/ethnicity than the region, in that 44 percent of the population is white (non-Hispanic) and 42 percent is Hispanic (all races), this compares to 61 percent and 23 percent respectively.
- Household size is slightly larger than the region, at 3.0 persons per household for Chula Vista, compared to 2.83 persons per household for the region.
- A large supply of vacant developable land is planned for communities with a wide variety of densities and land use types.
- The well established neighborhoods and master planned neighborhoods create different opportunities and require a different set of policies and programs to address housing needs.
- The City's diverse employment base will grow by more than 47 percent between 1995 and 2005, with the majority of growth in the retail, service, and government sectors.
- A high rate of new home construction is anticipated due to the many approved master planned communities in the City.
- Reinvestment in the well-established neighborhoods of Western Chula Vista continues to be needed.
- Approximately 13,000 units will be 50 years or older by 2004.
- A home ownership rate of 53 percent is nearly the same as the region's rate of 54 percent.
- The very low rental vacancy rate of 1.1 percent indicates likely increased housing costs and greater likelihood of over-crowding.
- The median housing cost (resale) of \$177,000 is \$18,500 less than the region's median cost of \$195,500.

- Average rents are 10 percent to 30 percent lower than the region wide average rents.

The City has two sets of numerical housing goals established by SANDAG, which are also addressed in the Housing Element; the City's share of the region's future housing needs (regional share goals) and the affordable housing goal for self-certification. The total regional share goal is 10,401 new housing units of which 1,889 are very low-income units and 1,535 are low-income units. The estimated affordable housing goal for self-certification in 2004 is 1,029 housing opportunities for low-income households.

## **II.6.4 EASTLAKE II & III AFFORDABLE HOUSING PROGRAM**

### **II.6.4.1 LOW INCOME HOUSING**

- Requirements

The EastLake Trails, "Land Swap" parcels, and EastLake III Developments are required to provide a minimum of 10% of the number of permitted dwelling units as affordable housing, of which one-half shall be provided as low income housing and one-half will be provided as moderate income housing

Based on the total number of permitted dwelling units, a total of 446 low and moderate-income housing units are required to be provided within the project, of which 223 will be provided for low-income households, and 223 will be provided for moderate-income households.

- Types of Affordable Housing

The housing policies and programs established in the City of Chula Vista General Plan Housing Element advocate a broad variety and diversity of housing types. The affordable housing obligations of Eastlake Trails, "Land Swap" parcels, and Eastlake III developments will be met through a combination of housing types that may include rental housing, "for-sale" housing, second dwelling units or other forms of housing. In general, low income housing needs will be satisfied through the provision of rental units and "for-sale" housing. Housing opportunities to meet the needs of moderate-income households will be primarily provided by "for-sale" housing.

- Site Selection Criteria

The location of affordable housing developments shall take into consideration proximity and availability of the following:

- a. Existing or proposed public transit facilities, including bus routes along arterial highways, or transportation routes;
- b. Existing or proposed community facilities and services, such as retail, commercial and support services, public facilities and schools; and,
- c. Existing or future employment opportunities.

Every effort will be made to ensure compatibility with adjacent residential units (i.e., densities, design, etc.).

- Design

Affordable housing shall be compatible with the design and use of the market rate units, in terms of appearance, materials, and finish quality. The developer shall have the option of reducing the interior amenities, levels, and square footage of the affordable units.

- Unit Mix By Bedroom Count

The affordable units shall have an overall unit mix by bedroom count which reflects the appropriate community need. Given that 14 percent of the households in Chula Vista (according to the 1990 Census) are large families of five persons or more and a desire on the part of the City to have housing opportunities for these families throughout the City, proposed affordable housing developments shall provide a minimum number of three or more bedrooms. The minimum number of three or more bedroom units shall be based upon the number of large households of five or more persons in Chula Vista using such sources as Census information or other reliable data sources as agreed to by the City. Affordable housing to be sold and occupied by income eligible households (for sale units) shall also provide a minimum of two bedrooms.

Should the developer satisfy the affordable housing obligation through the provision of housing for senior citizens as defined by Section 51.3 of the California Civil Code, the developer does not need to provide three bedroom units. However, the developer may only satisfy such obligation through the provision of housing for senior citizens if the City considers such housing to be a high priority need and it provides advantages as to location, diversity of housing types, and/or affordability levels.

- Affordable Housing Credits For Large Units

Given that 14 percent of the households in Chula Vista, according to the 1990 Census, are large families of five persons or more and a lack of large units to accommodate these households, the city desires to encourage the development of large family units of three or more bedrooms. The City will provide an additional 0.5 unit credit for those three bedroom units created and a 1 unit credit for those four bedroom units.

- Low Income Housing Sites

Five sites have been selected for low income housing units within EastLake II & III, with one potential off-site location (See Exhibit 1).

Site 1. This site is located within the Vistas neighborhood, south of Olympic Parkway in close proximity to the Olympic Training Center. The site is designated High (18-27 du/ac). The low income units at this site will supplement the on site dorms at the Olympic Training Center.

Site 2. This site is located within the Trails North neighborhood on the south side of Otay Lakes Road in proximity to the future Salt Creek Community Park. The site is designated Medium Residential (6-11 du/ac).

Site 3. This site is located in the "Land Swap" Parcel (R-9) which is designated Medium High (11-18 du/ac) with a density range of 15-25 du/ac and a target of 750 dwelling units. The low income housing units will be integrated into the development of Parcel R-9, which is located on EastLake Parkway, adjacent to the EastLake Activity Corridor.

Site 4. This site is located in the western portion of the EastLake Greens neighborhood (Parcel GR-26) which is designated Medium High (11-18 du/ac) with a target of 260 dwelling units. The low income housing units will be integrated into the development of Parcel GR-26, which is also located on EastLake Parkway, adjacent to the EastLake Activity Corridor.

Site 5 (5a). Site 5 is located in the Olympic Training Center (OTC) parcel which is designated Public/Quasi-public. Resident housing for athletes is permitted within the mix of uses allowed by the OTC SPA Plan. The low income housing units will be integrated into the overall development of the training facility. The specifics of this affordable housing project have not yet been finalized. If the athletic housing project does not come to fruition, an alternative off-site location (Site 5a) will be selected based on the site selection criteria above and the number of units remaining in the affordable housing requirement. Should no site be available, the developer and the City may, as an alternative, negotiate an "in-lieu" fee that would be used for other affordable housing programs in the City.

- Phasing

The low income housing units would be completed in four phases. The Initial Phase consists of 30 units and the Remaining Phases consist of 82, 86 and 25 units respectively, for a total of 223 units. Every effort will be made by the Developer to produce additional low income units at the first and second phases if the opportunity to produce such units becomes feasible.



- Implementation Schedule

<b>Low Income Housing</b> <b>EastLake Comprehensive Affordable Housing Program</b> <b>PHASE I</b>	
<b>Timing</b>	<b>Items to be Completed</b>
Prior to approval of the 401st building permit	Submit a SPA application for EastLake III identifying specific low income housing sites consistent with the Affordable Housing Program and provide proof of control of sites for all phases in the form of a trust deed or an option agreement.
Prior to issuance of the 501st building permit	Identify intended subsidies, incentives, and financing mechanisms for all phases to the satisfaction of the Director of Community Development.
Prior to issuance of the 601st building permit	Submit and obtain approval for a marketing plan from the Community Development Department.
Prior to issuance of the 701st building permit	Submit a design development plan to the Planning Department for the construction of Phase I low income housing units (30 units).
Prior to issuance of the 901st building permit	Obtain Design Review approval for the construction of the Phase I low income housing units.
Prior to issuance of the 1,001st building permit for EastLake Trails	Obtain building permits for the construction of the Phase I low income units and identify specific location of low income units within project.
Prior to the issuance of the 1,301st building permit or one year from the date of the issuance of the first low income building permit issuance, whichever occurs first.	Obtain City's final inspection and utilities release for low income units or obtain Director of Community Development approval of up to a maximum of six month extension based upon market pre-sales rate of low income units.
Total Low Income Housing Units, Phase I	30

<b>Low Income Housing</b> <b>EastLake Comprehensive Affordable Housing Program</b> <b>PHASE II</b>	
<b>Timing</b>	<b>Items to be Completed</b>
Prior to approval of the 1,601st building permit	Confirm location of low income housing site for Phase II.
Prior to issuance of the 1,701st building permit	Confirm intended subsidies, incentives, and financing mechanisms for all phases.
Prior to issuance of the 1,801st building permit	Submit and obtain approval for a marketing plan from the Community Development Department.
Prior to issuance of the 1,901st building permit	Submit a design development plan to the Planning Department for the construction of Phase II low income housing units (82 units).
Prior to issuance of the 2,101st building permit	Obtain Design Review approval for the construction of the Phase II low income housing units.
Prior to issuance of the 2,401st building permit	Obtain building permits for the construction of the Phase II low and moderate income units and identify specific location of low and moderate income units within project(s).
Prior to the issuance of the 2,701st building permit or one year from the date of the building permit issuance, whichever occurs first.	Obtain City's final inspection and utilities release for low income units or obtain Director of Community Development approval of up to a maximum of six month extension based upon pre-sales rate of low income units.
Total Low Income, Phase II	82

<b>Low Income Housing</b> <b>EastLake Comprehensive Affordable Housing Program</b> <b>PHASE III</b>	
<b>Timing</b>	<b>Items to be Completed</b>
Prior to approval of the 2,401st building permit	Confirm location of low income housing site for Phase III.
Prior to issuance of the 2,501st building permit	Confirm intended subsidies, incentives, and financing mechanisms for all phases.
Prior to issuance of the 2,601st building permit	Submit and obtain approval for a marketing plan from the Community Development Department.
Prior to issuance of the 2,701st building permit	Submit a design development plan to the Planning Department for the construction of Phase III low income housing units (86 units).
Prior to issuance of the 3,001st building permit	Obtain Design Review approval for the construction of the Phase III low income housing units (86 units).
Prior to issuance of the 3,201st building	Obtain building permits for the construction of the Phase III low income units and identify specific location of low income units within project.
Prior to the issuance of the 3,501st building permit or one year from the date of the building permit issuance, whichever occurs first.	Obtain City's final inspection and utilities release for low income units or obtain Director of Community Development approval of up to a maximum of six month extension based upon pre-sales rate of low income units.
Total Low Income, Phase III	86

<b>Low Income Housing</b> <b>EastLake Comprehensive Affordable Housing Program</b> <b>PHASE IV</b>	
<b>Timing</b>	<b>Items to be Completed</b>
Prior to approval of the 3,954th building permit	Confirm location of low income housing site for Phase IV.
Prior to issuance of the 3,992nd building permit	Confirm intended subsidies, incentives, and financing mechanisms for all phases.
Prior to issuance of the 4,068th building permit	Submit and obtain approval for a marketing plan from the Community Development Department.
Prior to issuance of the 4,144 th building permit	Submit a design development plan to the Planning Department for the construction of Phase IV low income housing units (25 units).
Prior to issuance of the 4,220 th building permit	Obtain Design Review approval for the construction of the Phase IV low income housing units (25 units).
Prior to issuance of the 4,334 th building	Obtain building permits for the construction of the Phase IV low income units and identify specific location of low income units within project.
Prior to the issuance of the 4,448 th building permit or one year from the date of the building permit issuance, whichever occurs first.	Obtain City's final inspection and utilities release for low income units or obtain Director of Community Development approval of up to a maximum of six month extension based upon pre-sales rate of low income units.
Total Low Income, Phase IV	25

- Contingency Plan

Developer shall diligently pursue completion of the construction of the low-income housing units as per the above implementation schedule. However, if the performance obligations are not achieved as per the implementation schedule, in addition to any and all other rights and remedies the City may have to enforce Developer's affordable housing obligations, the City shall have the right to require that the EastLake Greens surplus low-income units be automatically used to satisfy the low-income housing obligation of EastLake II and III.

**II.6.4.2 MODERATE INCOME HOUSING**

- Moderate Income Housing Requirements

EastLake II & III includes 4,448 housing units of which five percent (5%), or two hundred twenty-three (223), must be moderate income housing units. The moderate income housing obligation may be met through a combination of housing types including rental and “for sale” housing.

- Moderate Income Housing Sites

The residential densities of Medium, Medium-High and High have been selected as the sites for moderate income housing units within the EastLake II & III project. The location of these parcels are distributed throughout the project (refer to General Development Plans).

- Phasing

The moderate income housing would be completed in four phases. The Initial Phase consists of 66 units and the Remaining Phases consist of 67, 65 and 25 units.

- Implementation Schedule

<b>Moderate Income Housing</b> <b>EastLake Comprehensive Affordable Housing Program</b> <b>PHASE I</b>	
<b>Timing</b>	<b>Items to be Completed</b>
Prior to issuance of the 1,201st building permit.	Provide proof to the satisfaction of the Community Development Director that 33 Moderate Income housing units have been delivered to Moderate Income family households.
Prior to the issuance of the 1,501st building permit	Provide proof to the satisfaction of the Community Development Director that 33 Moderate Income housing units have been delivered to moderate income households.
Total Moderate Income, Phase I	66
<b>Moderate Income Housing</b> <b>EastLake Comprehensive Affordable Housing Program</b> <b>PHASE II</b>	
<b>Timing</b>	<b>Items to be Completed</b>
Prior to issuance of the 2,401st building	Provide proof to the satisfaction of the Community Development Director that 33 Moderate Income housing units have been delivered to Moderate Income family households.
Prior to the issuance of the 2,701st building permit	Provide proof to the satisfaction of the Community Development Director that 34 Moderate Income housing units have been delivered to moderate income households.
Total Moderate Income, Phase II	67
<b>Moderate Income Housing</b> <b>EastLake Comprehensive Affordable Housing Program</b> <b>PHASE III</b>	
<b>Timing</b>	<b>Items to be Completed</b>
Prior to issuance of the 3,201st building	Provide proof to the satisfaction of the Community Development Director that 32 Moderate Income housing units have been delivered to Moderate Income family households.
Prior to the issuance of the 3,501st building permit or one year from the date of the building permit issuance, whichever occurs first.	Provide proof to the satisfaction of the Community Development Director that 33 Moderate Income housing units have been delivered to moderate income households.
Total Moderate Income, Phase III	65

<b>Moderate Income Housing EastLake Comprehensive Affordable Housing Program PHASE IV</b>	
<b>Timing</b>	<b>Items to be Completed</b>
Prior to issuance of the 3,751st building	Provide proof to the satisfaction of the Community Development Director that 13 Moderate Income housing units have been delivered to Moderate Income family households.
Prior to the issuance of the 3,851st building permit or one year from the date of the building permit issuance, whichever occurs first.	Provide proof to the satisfaction of the Community Development Director that 12 Moderate Income housing units have been delivered to moderate income households.
Total Moderate Income, Phase IV	25

### II.6.4.3 AFFORDABLE HOUSING RESTRICTIONS

- Income Eligibility

To determine the eligibility of a household for the low income housing unit, the household purchasing or renting the affordable unit must qualify as a low income household, as established by and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 and as also published in the California Administrative Code. See Exhibit 2 for the annual income limits as published by the United States Department of Housing and Urban Development (HUD).

- Affordable Monthly Rents

For rental housing, compliance with the affordable housing requirements is determined by verifying that the total rent cost paid by the tenant is considered affordable as defined below.

To determine affordable rent costs, monthly “Affordable Rent” includes all actual or projected monthly payments for the following:<sup>1</sup>

- Use and occupancy of a housing unit and the associated land and facilities;
- Any separately charged fees and service charges assessed by the lessor which are required by all tenants but is not to include security deposits;
- A reasonable allowance for utilities (including garbage collection, sewer, water, electricity, gas and other heating, cooking, and refrigeration fuels but

---

<sup>1</sup> 25 California Code of Regulations Section 6918

not to include telephone service, cable TV, or high speed modem) as defined by the Federal Regulations for the Tenant Based Rental Assistance Program; and,

- Possessory interest taxes or other fees and charges assessed for use of the associated land and facilities by a public or private entity other than the lessor.

Affordable monthly rent is not to exceed the following calculations:

- Very Low Income: 50 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.
- Low Income: 80 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.
- Moderate-income: 120 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 28 but not more than 35 percent and divided by 12.

Should subsidized financing and other incentives from a public agency be proposed and obtained, the affordable monthly rent shall be dictated by such program or granting Agency. If no affordable rent is specified, affordable monthly rents shall be established in accordance with Section 50053 of the California Health and Safety Code.

- Affordable Housing Costs for Owner Occupied Housing

For ownership housing (for sale units), compliance with the affordable housing requirements is determined by verifying that the sales price paid by the buyer equates to a total housing cost that is considered affordable as defined below.

To determine affordable housing costs, monthly "Housing Payments" includes all actual or projected monthly payments for the following:

- Principal and interest on a mortgage loan, including rehabilitation loans, at the time of initial purchase by the home buyer;
- Allowances for property and mortgage insurance;
- Property taxes and assessments; and
- Homeowner association fees.

Affordable monthly housing payments are not to exceed the following calculations:



- Very Low Income: 50 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.
- Low Income: 80 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 30 percent and divided by 12.
- Moderate-income: 120 percent of the Area Median Income (AMI) for San Diego County, adjusted for household size appropriate for the unit, multiplied by 28 but not more than 35 percent and divided by 12.

Should subsidized financing and other incentives from a public agency be proposed and obtained, the affordable monthly housing payment shall be dictated by such program or granting Agency. If no affordable monthly housing payment is specified, the affordable monthly housing payment shall be established in accordance with Section 50052.5 of the California Health and Safety Code.

- Underwriting Requirements

To ensure the preservation of affordability of proposed low and moderate-income housing and the financial viability of program participants, the City shall encourage the following policies:

- Fixed rate mortgages only. No adjustable rate mortgages;
  - Affordable monthly housing payments not to exceed 33 percent of household income (“Front End Ratio”). Total debt payments not to exceed 45 percent of household income (“Back End Ratio”);
  - No “teaser” rates; and,
  - No non-occupant co-borrowers.
- Resale Provisions of Owner Occupied Housing

In order to ensure the continued affordability of the units, resale of the units must be restricted for the required term of thirty (30) years. After initial sale of the affordable units to a low-income household, all subsequent buyers of such units must also be income eligible and the unit must be sold at an affordable price. A developer may opt to have no income or sales price restriction for subsequent buyers, provided however that restrictions to the satisfaction of the City are in place that would result in the recapture by the City or its designee of a financial interest in the units equal to the amount of subsidy necessary to make the unit affordable to a low income household and a proportionate share of any equity, to be determined and specified within the Affordable Housing Agreement executed for the proposed affordable housing development. Funds recaptured by the City shall be used to provide assistance to other identified affordable housing production or contributions to a special needs housing project or program. To the extent possible, projects using for-sale

units to satisfy the obligations of developers under the City's Affordable Housing Program shall be designed to be compatible with conventional mortgage financing programs including secondary market requirements.

- Term of Affordability Restrictions

Should subsidized financing be proposed and obtained, income and rent restrictions for an affordable rental project shall be implemented for the remaining life of the project, which is presumed to be a minimum of fifty-five (55) years from the date of completion of the final inspection for each structure. In the event that no subsidized financing is obtained, such affordability restrictions shall remain in effect for thirty (30) years from the date of completion of the final inspection for each structure. The term of affordability and resale restrictions for affordable for-sale units is more appropriately described above, "Resale Provisions of Owner Occupied Housing".

#### **II.6.4.4 SUBSIDIES, INCENTIVES AND FINANCING MECHANISMS**

The City agrees to use its reasonable best efforts to assist the developer in pursuing the benefit of certain financing mechanisms, subsidies, and other incentives to facilitate the provision of affordable housing for low and moderate income households to the extent such resources and programs for this purpose are available. These mechanisms, subsidies, and incentives, which could reduce the cost of providing affordable housing, include, but are not limited to, local, state and federal subsidies, City density bonuses, planning and design and development techniques and standards, and City fee deferrals or waivers (collectively, the "Cost Reducing Mechanisms").

Potential subsidies, incentives, and financing mechanisms that may be used to facilitate the provision of affordable housing include the following:

- Low Income Housing Tax Credits (LIHTC) - statewide competition;
- Housing Bonds - State;
- Housing Bonds - City;
- Redevelopment Low and Moderate-income Housing fund - Redevelopment Agency;
- HOME - City and County;
- CBDG - City; and
- Other Public Financing - State and Federal.

This list is not intended to limit the use of other subsidies, incentives, or other financing mechanisms that are now available or may become available in the future.

The parties acknowledge that the City is not hereby committing and cannot guarantee the availability of any Cost Reducing Mechanisms to the Developer for EastLake II & III. The City reserves the right to approve or disapprove, in its sole discretion, any developer request for substantial financing.

- Density Bonus

Projects which meet the applicable requirements of State Law (Government Code Section 65915) as a result of the affordable housing units are entitled to a density bonus or other additional incentives in accordance with the provisions of such law.

#### **II.6.4.5 COMPLIANCE REPORTING**

All Compliance Reports shall be submitted to the City of Chula Vista Community Development Department and an independent trustee hired by the Developer to monitor the Developer's compliance. The requirements imposed by providers of subsidized financing or other Cost Reducing mechanisms may replace the terms described below if City so approves.

##### **Rental Units' Compliance Packet and Audit**

- a. Should a Developer seek approval by the City to credit a tenant toward its low income housing obligation, the Developer must give the City, at a minimum, a compliance packet including the following:
  - Supplemental Rental Application - Exhibit 3A
  - Semi-Annual Report - Exhibit 4-B, 4-C
  - Authorization to Release Information by Purchaser
  - Acknowledgment that the Information is for City's Reporting and Administration Use Only

Developer shall not be required to perform any extraordinary investigation or verification regarding such information other than Developer's usual and customary means of income verification. Developer shall retain the Supplemental Rental Application and any supporting documents for a period of at least three (3) years after the applicant ceases to occupy a low income housing unit.

- b. Should a Developer seek approval by the City to credit a dwelling unit towards its moderate income housing obligation, the Developer must give the City, at a minimum, a report verifying compliance with the terms of this document and/or the subsidized financing program:
  - Annual Moderate Income Affordable Housing Monitoring Report (Exhibit 5).

Developer shall retain any supporting documents for a period of at least three (3) years after the initial occupancy of the unit to verify the accuracy of the monitoring report.

Developer shall not be required to perform any investigation or verification of income for purposes of qualifying the household for moderate income eligibility.

- c. A household occupying a designated low income unit whose annual income increases subsequent to occupying said unit (referred to as "over income household") and thus exceeds the 80% of area median income, need not vacate the apartment. However, at the Developer's discretion, this over income household's monthly rent (including utilities) may be increased to the market rate. Regardless of a rent increase, the Developer can no longer credit this over income household toward its 5% low income requirement and is obligated to replace this unit by renting the next comparable unit to a low income household as per the paragraph below. Thus, the Developer shall ensure appropriate language is included in the lease requiring tenant to provide income information biannually and acknowledge that should its income increase, the household may be subject to a higher rent. Adjusted monthly incomes can be calculated using rules according to the HUD Handbook 4350/3 Occupancy Requirements for HUD Subsidized Multifamily Housing.

The location of the designated units may change over time (to be referred to as "floating units") as long as the total number of affordable units remains constant and that substituted units are comparable in terms of size, features, and the number of bedrooms, as determined by the Director of the Community Development Department. If the over income household does not vacate the unit, the Developer must assure that when the next comparable apartment becomes vacant, the newly available unit must be rented to a low and/or moderate income household, as a floating unit, to replace the previously designated unit no longer housing a low income household. If the over income household chooses to leave, the vacated unit retains its low income unit designation.

If a residential apartment complex is designated as 100% low income, the over income household will not be required to vacate, if it pays the increased rent, and the unit will not be replaced with a "floating unit". When the over income household vacates the unit, the unit retains its low income unit designation.

- d. If the city determines that an outside audit is necessary to verify the accuracy of the submitted rent roll, then on a basis no more frequently than once a year, it may require such an audit at the expense of Developer. In such event, within ten (10) days after delivery of the City's written request for such outside audit, Developer shall deliver to the City the names of three (3) certified public accountants doing business in the Metropolitan San Diego area. City will promptly deliver to Developer notice of approval by the City of one or more of said names.

The audit shall be completed by an approved certified public accountant, at Developer's sole cost and expense, within sixty (60) days after the delivery to Developer of City's approval. The certified public accountant shall promptly deliver

a copy of the written audit to the City. Such audit shall be an audit of Developer's records, including the information supplied to Developer by the low income tenants. The auditor shall not be required to verify the accuracy of the information provided by the low income tenants.

- Home Ownership Units' Compliance Packet

Should Developer seek approval by the City to credit a home purchase toward its low income housing obligation, the Developer must give the City at a minimum a compliance packet including the following:

- Copy of Settlement Sheet
- Final 1003, Uniform Underwriting Transmittal Summary Settlement Statement, or 1008 and Good Faith Estimate
- Verification of low income buyer completed by developer under or on behalf of the City

Developer shall not be required to perform any extraordinary investigation or verification regarding such information other than Developer's usual and customary means of income verification.

Developer may contact the City's Community Development Housing Division's Housing Coordinator to confirm the City's acceptance of the applicant as credit toward Developer's low income housing unit obligation. Developer may contact the City prior to the sale of the unit for consultation purposes if desired; however, approval will be given in writing only after required documents are reviewed and accepted by the City.

Should Developer seek approval by the City to credit a home purchase toward its moderate income housing obligation, the Developer must give the City at a minimum a compliance packet including the following:

- Homebuyer's Qualifying Form (Exhibit 6).

Developer shall retain any supporting documents, such as copies of settlement sheets, the Final 1003 or other appropriate documents, for a period of at least three (3) years after the initial sale of the unit to verify the accuracy of the monitoring report.

Developer shall not be required to perform any investigation or verification of income for purposes of qualifying the household for moderate income eligibility.

**II.6.4.6 AFFIRMATIVE MARKETING PLAN**

Developer shall provide a marketing plan acceptable to the City, in the City's reasonable discretion, for proactively marketing the low and moderate income housing units to low and moderate income tenants and purchasers, respectively, at the time specified in the Implementation Schedules in Sections A5 and B4 above. Developer shall use good faith and reasonable best efforts to market the low and moderate income housing units to low and moderate income tenants and purchasers according to the affirmative marketing plan. See Exhibit 7, attached hereto, which sets forth the plan requirements.

The City will in its discretion use good faith and reasonable best efforts to assist Developer in marketing low and moderate income housing units to low and moderate income tenants and purchasers, obtaining the services of a third-party organization in connection with such marketing efforts, processing the applications of prospective tenants and purchasers of low and moderate income housing units, and complying with the reporting requirements as required herein.

**II.6.4.7 IMPLEMENTING AGREEMENTS AND CONDITIONS**

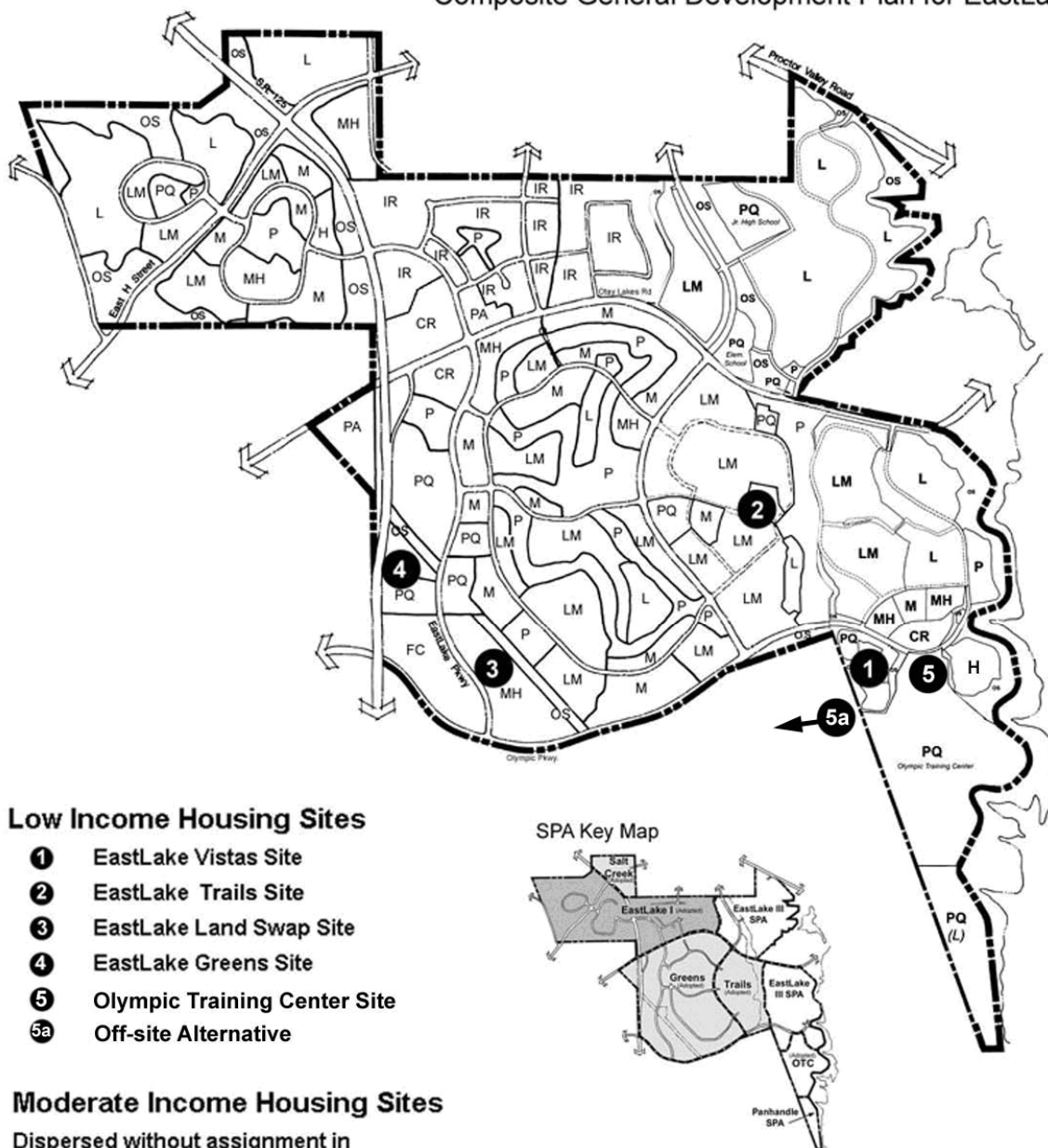
This AHP may be implemented through various mechanisms including development agreements, tentative map conditions, and specific housing project agreements which may impose additional terms and conditions consistent herewith.

## II.6.5 EXHIBITS

## **EXHIBIT 1**

## Low & Moderate Income Housing

### Composite General Development Plan for EastLake



**Moderate Income Housing Sites**  
Dispersed without assignment in  
M, MH, & H Categories



**EASTLAKE**  
A planned community by The EastLake Co.

Cinti Land Planning  
San Diego, CA (619) 223-7408

**EXHIBIT 2**

**CITY OF CHULA VISTA**  
**INCOME AND MAXIMUM HOUSING EXPENSES FOR LOWER AND MODERATE-INCOME HOUSEHOLDS**  
(Based upon 2002 HUD Median Income Data Effective December 10, 2001)

HOUSEHOLD SIZE	30% VERY LOW INCOME			40% VERY LOW INCOME			50% VERY LOW INCOME		
	ANNUAL INCOME	MONTHLY INCOME	25%	ANNUAL INCOME	MONTHLY INCOME	25%	ANNUAL INCOME	MONTHLY INCOME	25%
ONE	\$12,600	\$1,050	\$263	\$16,850	\$1,404	\$351	\$21,050	\$1,754	\$439
TWO	\$14,400	\$1,200	\$300	\$19,250	\$1,604	\$401	\$24,050	\$2,004	\$501
THREE	\$16,250	\$1,354	\$339	\$21,650	\$1,804	\$451	\$27,050	\$2,254	\$564
FOUR	\$18,050	\$1,504	\$376	\$24,050	\$2,004	\$501	\$30,050	\$2,504	\$626
FIVE	\$19,450	\$1,621	\$405	\$25,950	\$2,163	\$541	\$32,450	\$2,704	\$676
SIX	\$20,900	\$1,742	\$435	\$27,900	\$2,325	\$581	\$34,850	\$2,904	\$726
SEVEN	\$22,350	\$1,863	\$466	\$29,800	\$2,483	\$621	\$37,250	\$3,104	\$776
EIGHT	\$23,800	\$1,983	\$496	\$31,750	\$2,646	\$661	\$39,650	\$3,304	\$826

HOUSEHOLD SIZE	60% LOW INCOME			70% LOW INCOME			80% LOW INCOME		
	ANNUAL INCOME	MONTHLY INCOME	25%	ANNUAL INCOME	MONTHLY INCOME	25%	ANNUAL INCOME	MONTHLY INCOME	25%
ONE	\$25,250	\$2,104	\$526	\$29,450	\$2,454	\$614	\$33,650	\$2,804	\$701
TWO	\$28,850	\$2,404	\$601	\$33,650	\$2,804	\$701	\$38,450	\$3,204	\$801
THREE	\$32,450	\$2,704	\$676	\$37,650	\$3,154	\$789	\$43,250	\$3,604	\$901
FOUR	\$36,050	\$3,004	\$751	\$42,050	\$3,504	\$876	\$48,100	\$4,008	\$1,002
FIVE	\$38,950	\$3,246	\$811	\$45,450	\$3,788	\$947	\$51,950	\$4,329	\$1,082
SIX	\$41,850	\$3,488	\$872	\$48,800	\$4,067	\$1,017	\$55,750	\$4,646	\$1,161
SEVEN	\$44,700	\$3,725	\$931	\$52,150	\$4,346	\$1,086	\$59,600	\$4,967	\$1,242
EIGHT	\$47,600	\$3,967	\$992	\$55,500	\$4,625	\$1,156	\$63,450	\$5,288	\$1,322

HOUSEHOLD SIZE	90% MODERATE INCOME			100% MODERATE INCOME			110% MODERATE INCOME			120% MODERATE INCOME		
	ANNUAL INCOME	MONTHLY INCOME	25%	ANNUAL INCOME	MONTHLY INCOME	25%	ANNUAL INCOME	MONTHLY INCOME	25%	ANNUAL INCOME	MONTHLY INCOME	25%
ONE	\$37,850	\$3,154	\$789	\$39,850	\$3,321	\$830	\$46,300	\$3,858	\$965	\$50,500	\$4,208	\$1,052
TWO	\$43,250	\$3,604	\$901	\$45,500	\$3,792	\$948	\$52,900	\$4,408	\$1,102	\$57,700	\$4,808	\$1,202
THREE	\$48,700	\$4,058	\$1,015	\$51,200	\$4,267	\$1,067	\$59,500	\$4,958	\$1,240	\$64,900	\$5,408	\$1,352
FOUR	\$54,100	\$4,508	\$1,127	\$56,900	\$4,742	\$1,185	\$66,100	\$5,508	\$1,377	\$72,120	\$6,010	\$1,503
FIVE	\$58,400	\$4,867	\$1,217	\$61,450	\$5,121	\$1,280	\$71,400	\$5,950	\$1,488	\$77,900	\$6,492	\$1,623
SIX	\$62,750	\$5,229	\$1,307	\$66,000	\$5,500	\$1,375	\$76,700	\$6,392	\$1,598	\$83,650	\$6,971	\$1,743
SEVEN	\$67,050	\$5,588	\$1,397	\$70,550	\$5,879	\$1,470	\$82,000	\$6,833	\$1,708	\$89,450	\$7,454	\$1,864
EIGHT	\$71,400	\$5,950	\$1,488	\$75,100	\$6,258	\$1,565	\$87,250	\$7,271	\$1,818	\$95,200	\$7,933	\$1,983

1. Annual Income = Gross annual income adjusted by household size.

2. Monthly Income = The annual income adjusted by household size divided by 12 months.

3. 25% = The monthly amount of household income used for total housing expenses (i.e., Monthly Income times .25).

4. 30% = The monthly amount of household income used for total housing expenses (i.e., Monthly Income times .30).

**Specific program requirements may vary. Please contact the City of Chula Vista Community Development Department Housing Division for specific program information.**





**EXHIBIT 3B****OWNER'S STATEMENT**

Based on the foregoing information, I certify, under penalty of perjury, that the applicant is eligible to occupy this restricted affordable unit. Eligibility is based on finding that the applicant household's current annual income is \$\_\_\_\_\_ and does not exceed the current maximum household income of \$\_\_\_\_\_ allowed under the terms of a Development Agreement with the City of Chula Vista regarding this residential development.

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**EXHIBIT 4-A****Owner's Certification**

I am the owner or owner's representative for an affordable housing development in the City of Chula Vista, which is bound by a Housing Agreement with the City.

I certify under penalty or perjury that the attached rent roll for affordable units at my project is true and correct to the best of my knowledge and complies with the terms and conditions stipulated in the Affordable Housing Agreement, or any agreement that implements the same, with the City of Chula Vista.

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



## SEMI-ANNUAL AFFORDABLE HOUSING MONITORING REPORT

### EXHIBIT 4-B

Project Name: _____ Project Address: _____ Contact Person: _____ Telephone No.: _____ As of (Date): <input type="checkbox"/> June 30, _____ Reviewed By: _____	Title: _____ Fax No.: _____ <input type="checkbox"/> December 31, _____ Date: _____
---	--

Bdrm Size	Restricted - Affordable	Non-Restricted		TOTAL
	No. of Units	No. of Units	Avg Monthly Rent	
Studio				
1 Bedroom				
2 Bedrooms				
3+Bedrooms				
<b>TOTAL</b>				

	Unit No.	Bdrm Size	Monthly Rent \$	Name of Household	No. of Occupants	Total Monthly Household Income \$	Percent Median Income	Seniors – One Occupant 60 Yrs+ (Y/N)	Date of Last Income Re-Examination	FOR CITY USE ONLY
										Unit in Compliance (Y/N)
	Example	2	\$695	Doe, John	2	\$2,800	%	N/A	1/99	
1.			\$			\$	%			
2.			\$			\$	%			
3.			\$			\$	%			



## SEMI-ANNUAL AFFORDABLE HOUSING MONITORING REPORT

Project Name: \_\_\_\_\_

As of (Date): ☐ June 30, \_\_\_\_\_

☐ December 31, \_\_\_\_\_

	Unit No.	Bdrm Size	Monthly Rent \$	Name of Household	No. of Occupants	Total Monthly Household Income \$	Percent Median Income	Seniors – One Occupant 60 Yrs+ (Y/N)	Date of Last Income Re- Examination	FOR CITY USE ONLY
										Unit in Compliance (Y/N)
4.			\$			\$	%			
5.			\$			\$	%			
6.			\$			\$	%			
7.			\$			\$	%			
8.			\$			\$	%			
9.			\$			\$	%			
10.			\$			\$	%			
11.			\$			\$	%			
12.			\$			\$	%			
13.			\$			\$	%			
14.			\$			\$	%			
15.			\$			\$	%			
16.			\$			\$	%			
17.			\$			\$	%			
18.			\$			\$	%			
19.			\$			\$	%			
20.			\$			\$	%			

Deadline for Submittal: January 15<sup>th</sup> and July 15<sup>th</sup> of each year.  
(04/08/08)

AFFORDABLE HOUSING PROGRAM



**SEMI-ANNUAL AFFORDABLE HOUSING MONITORING REPORT**

**EXHIBIT 4-C**

**Narrative Summary  
for Transitional Housing Programs**

Project/Program Description:

Notable Objectives:

Analysis of the Completion of Objectives:

Reasons for Changes/Delays in Completion of Objectives:

Procedures/Actions to Increase/Decrease Effectiveness of the Program:

Other Comments:

## Exhibit 5



### ANNUAL MODERATE INCOME AFFORDABLE HOUSING MONITORING REPORT

Project Name *(include Master Plan Community if applicable)*: \_\_\_\_\_

Project Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

As of (Date): ☐ June 30, \_\_\_\_\_ ☐ December 31, \_\_\_\_\_

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_

---

Bdrm Size	Affordable-Moderate Income		Non-Restricted/Market Rate		TOTAL UNITS
	No. of Units	Monthly Rent	No. of Units	Avg Monthly Rent	
Studio					
1 Bedroom					
2 Bedrooms					
3 Bedrooms					
4 Bedrooms					
<b>TOTAL</b>					

Deadline for Submittal: 15 days after year end  
(04/08/08)

Revised: June 201  
AFFORDABLE HOUSING PROGRAM

**Exhibit 5**



**ANNUAL MODERATE INCOME AFFORDABLE HOUSING MONITORING REPORT**

**Owner's Certification**

I am the owner or owner's representative for an affordable housing development in the City of Chula Vista, which is bound by a Housing Agreement with the City.

I certify under penalty or perjury that the attached rent roll for affordable units at my project is true and correct to the best of my knowledge and complies with the terms and conditions stipulated in the Affordable Housing Agreement, or any agreement that implements the same, with the City of Chula Vista.

Name \_\_\_\_\_

Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



**EXHIBIT 6**



**HOMEBUYER'S QUALIFYING FORM**

**BUYER'S INFORMATION**

Buyer's Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

Current Household Income: \$ \_\_\_\_\_ Household Size: \_\_\_\_\_

**NEW HOME INFORMATION**

Master Plan Community: \_\_\_\_\_

Name of Residential Development: \_\_\_\_\_

Tract: \_\_\_\_\_ Lot No.: \_\_\_\_\_

Lot Address: \_\_\_\_\_

No. of Bedrooms: \_\_\_\_\_

Purchase Price<sup>2</sup>: \_\_\_\_\_

Monthly PITI Payment: \$ \_\_\_\_\_ % of Income: \_\_\_\_\_ %

Year of Purchase: \_\_\_\_\_

Sales Representative: \_\_\_\_\_

\_\_\_\_\_  
Signature of Homebuyer  
Authorizing Release to City

\_\_\_\_\_  
Date

This information is for the City's Reporting and Administrative Use Only

\_\_\_\_\_  
2 The sales price of any unit being sold in partial satisfaction of Developer's obligation to provide moderate income housing shall not exceed the affordable housing costs for owner occupied housing as defined within the Affordable Housing Program for the master plan community.

## **EXHIBIT 7**

### **City of Chula Vista Equal Housing Opportunity Requirements For The Low/Moderate Income Housing Affirmative Marketing Plan**

Every Developer complying with the City of Chula Vista's Housing Element's "Affordable Housing Plan" shall submit to the City an Affirmative Marketing Plan for City Review and Approval which details actions the Developer will take to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, sex, sexual orientation, marital status, family status, color, religion, national origin, ancestry, or handicap, age or any other category which may be defined by law now or in the future.

- I. The City of Chula Vista Affirmative Marketing Requirements are as follows. Please note, however, the Plan is not limited to these Requirements.
  - (i) Detail methods for informing the public, buyers and potential tenants about Federal fair housing laws and the City of Chula Vista's affirmative marketing policy;
  - (ii) Publicize to minority persons the availability of housing opportunities through the type of media customarily utilized by the applicant, including minority outlets which are available in the housing market area;
  - (iii) Identify by language and by number any significant number of persons in a community within the housing market area who have limited fluency in the English language;
  - (iv) Where there is a significant number of persons in a community within the housing market area who have limited fluency in the English language, the Plan shall:
    - (a) Identify the media most likely to reach such persons.
    - (b) Advertise for the housing development in the native language of such persons, in addition to the English language, and
    - (c) Describe the provisions which the housing sponsor will make for handling inquiries by and negotiations with such persons for the rental or sale of units in the development.
  - (v) Detail procedures to be used by the Developer and/or property manager to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach (e.g., use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies).

II. Records must be kept describing actions taken by the Developer and/or property managers to affirmatively market units and records to assess the results of these actions:

(i) The records shall include a copy or transcript of the advertisement copy, the identity of the media in which it was disseminated, and the date(s) of each appearance. The housing sponsor shall also keep a record of the dates and places of any meetings or communications between the housing sponsor and any individual or group referred to the housing sponsor by the agency or organizations representing any of the groups within the community acting on behalf of any classification of minority persons described above. Such records shall be retained for a period of five years;

(ii) A description of how the Developer and/or property managers will annually assess the success of affirmative marketing actions and what corrective actions will be taken where affirmative marketing requirements are not met; and

(iii) The Developer/property manager shall furnish all information and reports required hereunder and will permit access to its books, records and accounts by the City of Chula Vista, HUD or its agent, or other authorized Federal and State officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

III. The City of Chula Vista may from time to time review the Plan and the Developer's and property manager's activities pursuant to the Plan and may require amendments to the Plan if it does not fully comply with the requirements of this section.

IV. An affirmative marketing program shall be in effect for the duration of the Qualified Term defined in the Affordable Housing Agreement.

V. If a source of funding used in a low/moderate income housing development, such as federal or state funds, has affirmative marketing requirements more restrictive than the City of Chula Vista's affirmative marketing requirements, then the more restrictive applies.

## **SECTION II.6**

# **EASTLAKE COMPREHENSIVE AFFORDABLE HOUSING PROGRAM**

Supplemental to Incorporate the Windstar Pointe Resort Project

April 8, 2008

**This information is to supplement the EASTLAKE COMPREHENSIVE AFFORDABLE HOUSING PROGRAM** as Approved by the Chula Vista City Council Resolution No. 2001-220 July 17, 2001 and further amended by Resolution No. 2006-190 June 26, 2006

#### II.6.4.1 LOW INCOME HOUSING (additional information)

The Windstar Pointe Resort Project (494 units) will trigger the requirement for 25 low income units. This requirement shall be satisfied prior to the issuance of any building permit(s) for the Windstar Pointe Resort Project.

- Low Income Housing Sites

Site 5. This site is located in the Olympic Training Center (OTC) parcel which is designated Public/Quasi-public. Resident housing for athletes is permitted within the mix of uses allowed by the OTC SPA Plan. The low income housing units will be integrated into the overall development of the training facility.

Site 5a. This represents an alternative location for affordable housing that is not located within Eastlake II and III (“off-site”) that has yet to be determined. In determining an appropriate off-site location, site selection criteria as specified within this Program and the number of units remaining to satisfy the affordable housing requirement shall be considered.

- Alternative Methods of Compliance

As of February 1, 2006, entitlements have been received on all properties within Eastlake II and III, with the exception of the Windstar Pointe Resort site. Additionally, building permits have been issued and/or finalized for approximately 84% of the total housing units. Based upon the timing of development, the remaining obligation of 25 low income housing units (Phase IV), difficulty in integrating the affordable housing within the remaining development opportunities, the new construction of units may present an “unreasonable hardship” and alternative methods of compliance may be required.

Consistent with Policy 3.1 of the City’s Housing Element of the General Plan, Phase IV of the low income housing obligation may be produced at an alternative off-site location. The proposed offsite location within the EastLake Community is proposed to be located on the Olympic Training Center (OTC).

Approximately 80 percent of the athletes in training at the OTC are considered to be of very low income and a significant number of the employees are at an income level which would qualify them as low income. The OTC has only developed a portion of the Center’s housing units for its athletes, requiring the majority of them to seek housing elsewhere within the Chula Vista area. Affordable housing, public transportation and neighborhood services are not within close proximity to the OTC. Athletes must therefore seek housing opportunities in

more affordable areas of the community and take on the costs of residing far from their place of training/work. By providing affordable housing within the OTC, athletes and employees will have greater opportunities to reside onsite and therefore, will result in less impact on the affordable housing stock within Chula Vista and costs to the athlete.

If it is determined that the inclusion of affordable housing for athletes and employees of the OTC within Site 5 is not feasible, the affordable housing obligation may be satisfied through the production or operation of affordable housing at another off-site location yet to be determined if the City determines, at its sole discretion, that the public interest would be better served by allowing such off-site alternative. In considering an appropriate off-site location the following factors should be addressed:

- Preferred product type to meet the most pressing needs of low income residents;
- Affordability in excess of the requirements of the City's Affordable Housing Program;
- Balance of housing opportunities for lower income households throughout the community to avoid concentrations of low income housing; and,
- Location advantages such as proximity to jobs, schools, transportation and services.

Should an off-site location be determined to be infeasible, at the sole discretion of the City, the City may allow the payment of an in-lieu fee, as may be adopted by the City Council. Such fee shall be based upon the cost of the subsidy necessary to bring the market-rate cost of housing to the required affordability level for low income households

# **AIR QUALITY IMPROVEMENT PLAN**

## **SECTIONAL PLANNING AREA (SPA) PLAN**

### **EASTLAKE III – WINDSTAR POINTE RESORT**

#### **ADDENDUM APRIL 2008**

**Adopted April 8, 2008**  
by Resolution No. 2008-095

*Project Sponsor*  
**Windstar Communities**  
11149 N. Torrey Pines Road, Suite 250  
La Jolla, CA 92037  
Contact: Eric L. Heffner  
(858) 587-2100

*Prepared by:*  
**Bud Gray & Associates**  
2452 Arrowhead Court  
Chula Vista, CA 91915  
Contact: Bud Gray  
(619) 656-801

*Edited by:*  
**KTGY Group, inc.**  
17992 Mitchell South  
Irvine, CA 92614  
Contact: Damian Taitano  
(949) 851-2133

## **EASTLAKE III - WINDSTAR POINTE RESORT SECTIONAL PLANNING AREA (SPA) PLAN**

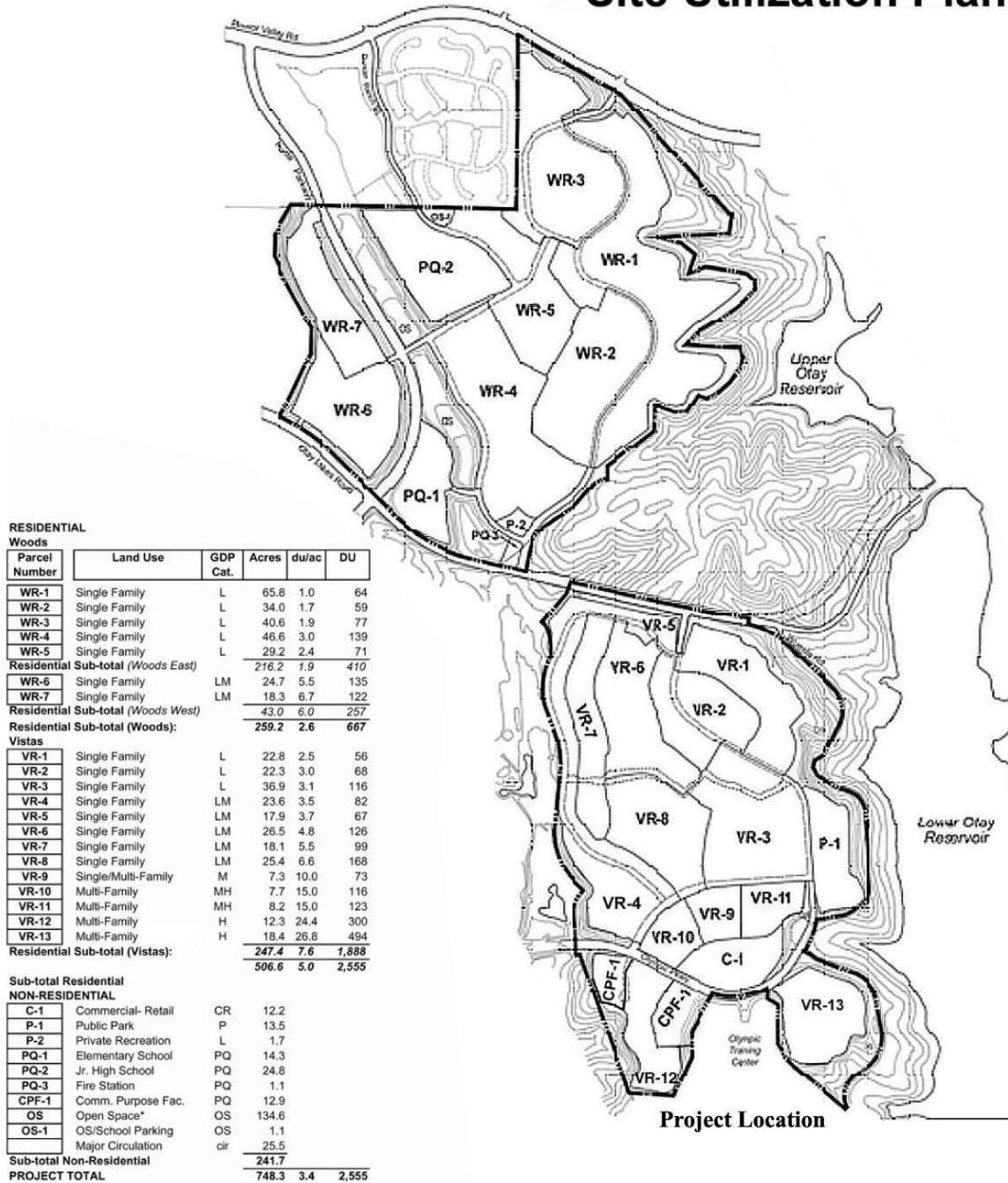
### **Project Description**

The project site is located at the eastern terminus of Olympic Parkway and is indicated as parcel VR-13 on the EastLake III Site Utilization Plan (Exhibit AQ-1). It is located on approximately 18.4 acres overlooking the Lower Otay Reservoir. Southwest of the site is the Olympic Training Center. To the north and west are multi-family residential and commercial uses. Immediately to the east is, along Weuste Road is the Chula Vista Greenbelt Regional Trail and the reservoir. A short walk to the north is the EastLake III neighborhood park.

The project is intended to be a multi-family residential project featuring outstanding quality and design amenities. It will consist of a series of two and three story cluster courtyards along with a four story wrap building. Parking for the courtyards are provided within covered garages and parking for the wrap building will be contained within a multi-level parking structure located within the interior space of the building. In addition to the residential buildings, a leasing office and community recreation building (approx. 8,000 square feet) will be provided.



# Site Utilization Plan



**EASTLAKE III**  
A planned community by The EastLake Company

Cinti Land Planning  
New Project due 10/10/06  
0 400 800 1200  
6/20/06

Exhibit AQ-1

### **Impact Reduction Measures:**

This section of the AQIP amendment demonstrates how the Windstar Pointe Resort addresses key design issues, at the SPA Plan level, which are directed toward reducing air pollution impacts. The design issues addressed below would be incorporated as conditions of approval for the Project:

a. **Street/Circulation Design with Pedestrian/Bicycle Orientation**

The Project does not alter the original air quality improvement plan implementation measures, such as: trail system, pedestrian connection among centers, bicycle lanes and other components to promote non-vehicular transportation. Instead, the Project would be required to incorporate pedestrian connections to the existing pedestrian/bicycle route connections to promote the use of non-motorized modes of transportations.

b. **Housing Density Near Transit**

The project provides and allows for additional housing within close proximity of area bus routes, allowing for a reduction of vehicle miles traveled for those able to work and live in the East Lake community.

c. **Land Use Mix/Proximity**

The Project introduces a full range of amenities to serve the needs of project residents. This approach will result in less trips traveling west to seek recreational opportunities.

d. **Site Design with Transit Orientation**

The proposed and permitted future buildings will increase the concentration of housing in the immediate area which may encourage and support the use of transit services, thereby reducing total vehicle miles traveled.

e. **Bicycle Route Integration with Transit & Employment**

Bike lanes are designated on Olympic Parkway within the project area. On other internal streets, bicyclists will be readily able to share the road with motor vehicles due to the low volumes and limited speeds allowed. Project bicycle routes connect to regional systems as indicated in the Circulation Element of the General Plan and provide access to all regional destinations including the park-and-ride facility, and nearby commercial centers and residential areas. The project will include connecting sidewalks to the established walks, and paths and transit facilities.

f. **Energy Efficient Landscaping**

The project will include landscaping of the parking lots, perimeter grounds, as well as near the proposed buildings to provide shade and reduce heat gain and energy usage for both vehicles and buildings.

g. Alternative Fuels/Telecenter

The project is provided with high-speed telecommunications services to facilitate both on-site and off-site communications allowing for reduced commutation. The project is proposed to include internet cable service. These facilities will be maintained with the latest industry standards for communications.

h. Overall Sustainability of Project

The project fits into the overall community plan and achieves the objectives of providing a job-housing balance whereby the high-quality rental apartments will enable employees to live and work within the EastLake community, thereby improving overall efficiency, community, quality of life and sustainability.

i. Commitment to Chula Vista Greenstar Program

The developer of the subject project may participate in the Greenstar Building Efficiency Program. The majority (50% or greater) of the structures shall be designed to exceed the California 2001 Title 24, Part 6, Energy Efficiency Standards (CA 9110, effective 6/1/01) Title 24 by 10%.

Because energy conservation technology and programs are constantly maturing, the specific program will be identified with application for building permits. The particular building efficiency program to be used (potentially including a custom building program) and the buildings to be constructed under the program, shall be identified on the building permit application and approved prior to issuance of a building permit. Energy calculations demonstrating program compliance will be included with the Building Permit application.

# **AIR QUALITY IMPROVEMENT PLAN**

## **EASTLAKE III**

**Adopted August 13, 2002**

by Resolution No. 2002-306

*Project Sponsor*  
**The EastLake Company**  
900 Lane Avenue, Suite 100  
Chula Vista, CA 91914  
Contact: Guy Asaro  
(619) 421-0127

## SECTION II.7 AIR QUALITY IMPROVEMENT PLAN

### TABLE OF CONTENTS

	<u>PAGE</u>
<b>II.7.1 Introduction</b> .....	1
<b>II.7.2 Purpose</b> .....	2
<b>II.7.3 Regulatory Framework</b> .....	2
<b>II.7.3 Project Description</b> .....	3
<b>II.7.4 Air Quality Indicators</b> .....	3
<b>II.7.5 Project Evaluation</b> .....	3
Baseline Values .....	3
Original EastLake III Proposal .....	3
Modified EastLake III Proposal .....	13
Final Results .....	17
<b>II.7.6 Implementation Measures</b> .....	17
1 Building Energy Efficiency Program & Title 24 Exceedence .....	17
2 Additional Tree Planting to offset Greenhouse Gas Emissions .....	18
<b>II.7.7 References</b> .....	18
<b>II.7.8 Appendix</b> .....	18
Criterion Planners, INDEX Pilot Test: SPA Air Quality Improvement Plans, June 2002.	

### LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table 1 Baseline Indicator Scores .....	6
Table 2 Original SPA Plan Indicator Scores .....	11
Table 3 Modified SPA Indicator Scores .....	15

### LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
1 Site Utilization Plan .....	4

## **EASTLAKE III**

### **SECTION II.7      AIR QUALITY IMPROVEMENT PLAN**

#### **II.7.1 Introduction**

Chula Vista's Growth Management Ordinance requires all major development projects (50 dwelling units or greater) to prepare an Air Quality Improvement Plan (AQIP). On November 14, 2000, the City Council adopted the Carbon Dioxide (CO<sub>2</sub>) Reduction Plan, that included twenty action measures intended to promote clean fuel vehicles, alternatives to driving, transportation efficient land use planning and energy efficient building construction. Twelve of the action measures directly relate to land use planning and air quality improvements. The AQIP includes implementation of applicable measures identified in the CO<sub>2</sub> Reduction Plan.

The City is developing guidelines for the preparation and implementation of required AQIP's. A pilot study was initiated to identify and evaluate the relative effectiveness and costs of applying various design and energy conservation features in new development projects. One of the goals of the study is to identify implementation measures that reduce air pollutants and CO<sub>2</sub> emissions and exceed existing mandates wherever possible including the Title 24 Energy Code. The INDEX computer model, developed by Criterion Planners/Engineers, was used in the pilot study to analyze the project.

The twelve land use measures identified in the CO<sub>2</sub> Reduction Plan were translated into action measures for the pilot study as follows:

#### Land-Use

1. Compact development – minimize sprawl.
2. Density – intensity of land use.
3. Diversity – mix and variety of uses.
4. Orientation toward pedestrian and bicycles.
5. Orientation toward transit.

#### Buildings

6. General energy design and equipment – improve efficiency.
7. Solar Use – solar thermal applications and power generation.
8. Vegetation – uptakes air pollutants and greenhouse gases.

#### Transportation

9. Pedestrian Facilities – system design and improvements.
10. Bicycle facilities – system design and improvements.
11. Transit facilities – system design and improvements.

#### Infrastructure

12. Water Use – land planning that reduces water consumption.

The *INDEX Pilot Test: SPA Air Quality Improvement Plans* report prepared by Criterion Planners/Engineers identifies various options available to improve energy efficiency and air quality. See Appendix.

### **II.7.2 Purpose**

The purpose of the EastLake III Air Quality Improvement Plan (AQIP) is to reduce emissions and energy use and to fulfill the requirements of the Growth Management Ordinance. The AQIP addresses design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled. It also identifies a means of reducing emissions (direct or indirect) from the project, and defines a program to monitor compliance.

### **II.7.3 Regulatory Framework**

Federal, state and local agencies share responsibilities for developing and implementing air quality regulations and improvement plans. The federal and state agencies have established air quality standards and requirements for compliance. The local agencies focus on adopting strategies and regulations to achieve compliance with the state and federal mandates. Specific air quality analysis for the project is included in the Environmental Impact Report prepared for the EastLake III SPA Plan. As mentioned earlier, the City of Chula Vista's Growth Management Ordinance requires preparation and implementation of an Air Quality Improvement Plan (AQIP) for those projects with 50 dwelling units or greater.

### **II.7.3 Project Description**

The Project encompasses approximately 793 acres located within the City of Chula Vista, and is bordered by the Rolling Hills Ranch development to the north, and the planned EastLake Business Center II, EastLake Trails subdivision, and Otay Ranch Village Eleven to the west. The Upper and Lower Otay Reservoirs form the eastern boundary of the Project. The planning area consists of two subdivisions identified in the EastLake III General Development Plan as EastLake Woods and EastLake Vistas. The Project area also includes the property located directly adjacent to the southern boundary of the Olympic Training Center, and is referred to as the Panhandle Site, which is designated as part of a future University of California campus. Specific land use has not been determined for the Panhandle Site and, therefore, this area was not included in this study. A separate AQIP will be prepared for the site once more specific proposed land uses are determined. Proposed land uses for the planning area are summarized in Figure 1.

As was indicated by the initial INDEX scores, the design of the EastLake III SPA contains energy-efficient features that improve air quality and reduce CO<sub>2</sub> emissions beyond levels that are found in traditional suburban communities.

### **II.7.4 Air Quality Indicators**

As described in the attached report, twelve action measures identified in the Carbon Dioxide (CO<sub>2</sub>) Reduction Plan were used to select 52 key indicators. The indicators gauge the key characteristics of the twelve action measures and focus on the goals of the pilot study. The 52 indicators were selected to address the energy efficiency and emission reduction aspects of the proposed land development.

### **II.7.5 Project Evaluation**

#### **Baseline Values**

The first step in INDEX modeling was the calculation of the baseline values. These are "pre-efficiency" indicator scores representative of land development practices in the 1970s and 80s. These scores form a baseline that the EastLake III proposal was judged against.



**Site Utilization Plan**

**Legend:**

Zone	Acres	du/ac	DU
WR-3	65.8	1.0	64
WR-1	34.0	1.7	56
WR-5	40.6	1.8	77
WR-2	46.6	3.0	136
WR-4	29.2	2.4	71
WR-6	216.2	1.9	410
WR-7	24.7	5.5	135
PQ-1	18.3	6.7	122
PQ-2	43.0	6.0	257
PQ-3	299.2	2.8	867
VR-1	22.8	2.5	56
VR-2	22.3	3.0	66
VR-3	36.9	3.1	116
VR-4	23.6	3.6	82
VR-5	17.9	3.7	67
VR-6	26.5	4.8	126
VR-7	18.1	5.5	99
VR-8	25.4	5.6	168
VR-9	7.3	10.0	73
VR-10	7.7	15.0	116
VR-11	8.2	15.0	123
VR-12	12.3	24.4	300
C-1	228.0	8.1	1394
C-2	484.2	4.3	2061
GP-1	12.2		
R-12	18.4		
DS-1	13.5		
DS-2	1.7		
DS-3	14.3		
DS-4	24.8		
DS-5	1.1		
DS-6	10.8		
DS-7	137.8		
DS-8	25.5		
DS-9	260.1		
DS-10	748.3	2.8	2061

code	Land Use	GDP Cat.	Acres	dw/ac	DU
WR-1	Single Family	L	65.8	1.0	64
WR-2	Single Family	L	34.0	1.7	58
WR-3	Single Family	L	40.6	1.9	77
WR-4	Single Family	L	46.6	3.0	139
	Single Family	L	29.2	2.4	71
	Sub-total (Woods East)		216.2	1.9	410
WR-4	Single Family	LM	24.7	6.5	135
WR-7	Single Family	LM	18.3	6.7	122
	Sub-total (Woods West)		43.0	6.0	257
	Sub-total (Woods):		259.2	2.8	667
VR-1	Single Family	L	22.8	2.5	56
VR-2	Single Family	L	22.3	3.0	68
VR-3	Single Family	L	36.9	3.1	116
VR-4	Single Family	LM	23.6	3.6	62
VR-6	Single Family	LM	17.9	3.7	67
VR-6	Single Family	LM	26.5	4.8	125
VR-8	Single Family	LM	18.1	5.5	90
VR-8	Single Family	LM	25.4	6.6	168
VR-10	Multi-Family	MH	7.3	10.0	73
VR-11	Multi-Family	MH	7.7	15.0	118
VR-12	Multi-Family	MH	8.2	16.0	123
	Sub-total (Vistas):	H	12.5	24.4	200
	Total Residential		728.0	4.1	1394
	Non-Residential		488.2	4.3	2061
C-1	Commercial - Retail	CR	12.2		
C-2	Commercial - Tourist	CT	18.4		
P-1	Public Park	P	13.5		
P-2	Private Recreation	L	1.7		
PQ-1	Elementary School	PQ	14.3		
PQ-2	Jr. High School	PQ	24.8		
PQ-3	Fire Station	PQ	1.1		
PF-1	Cornuc. Purpose Fac.	PQ	10.8		
OS	Open Space*	OS	137.8		
	Major Circulation	cr	25.5		
	Sub-total Non-Residential		260.1		
	Grand TOTAL		748.3	2.8	2061

**EASTLAKE III**  
planned community by The EastLake Company

**FIGURE 1**

As shown in Table 1, baseline values were computed by measuring the three pre-efficiency neighborhoods and then calculating a weighted average score for each indicator. Exceptions to the weighted average occur with six indicators as noted in Table 1, where anomalous conditions in the neighborhoods produced scores that could not be considered typical. In these instances, City staff adjusted the values to more common or practical levels (see Table 1 footnotes). To assist in interpreting the baseline scores, Table 1 also includes comments on the scores' relationship to common principles of energy-efficient land-use planning.

### **Original EastLake III Proposal**

Having set baseline values, the next step was INDEX modeling of the original EastLake III proposal to obtain its indicator scores. Those EastLake III scores were then compared to the baseline values as shown in Table 2.

The principal finding from the first round of INDEX modeling is that EastLake III is about 5% more energy efficient than the baseline.

Notable characteristics of EastLake III and differences between its scores and the baseline are summarized below by element category:

- *Land-use.* EastLake III enjoys favorable employment density and high neighborhood completeness, but unfavorable scores in residential density and some circulation features, e.g. walk distance to retail and transit-oriented residential density. In general, EastLake III achieves its energy and emissions advantage over the baseline in this element primarily through higher total population densities, which reduces space conditioning, travel, and infrastructure energy use.
- *Transportation.* There was little change between EastLake III scores and baseline values in this element, except for significant increases in pedestrian network coverage.
- *Infrastructure.* EastLake III was notably higher than the baseline due to its larger lots whose greater amount of landscaping is estimated to consume more water.

Table 1  
**BASELINE INDICATOR SCORES**

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Demographics	1. Population	residents	3482	3249	1839		NA	---	
	2. Households	dwelling units	1159	1083	613		NA	---	
	3. Employment	employees	40	245	40		NA	---	
	4. Land Area	acres	199	242	141		NA	---	
Land-Use	5. Development Footprint	acres/resident	0.06	0.07	0.06		residents	0.064	Typical scores for suburban residential.
	6. Street Network Extent	street mi./capita	2.43	2.76	2.66		residents	2.604	Typical scores for suburban residential.
	7. Amenity Proximity (retail)	ft. to closest amenity	2363	3491	4240		dwelling units	3193.902	Distances over 2,640 ft. are pedestrian unfriendly.
	8. Single-Family Dwelling Density	DU/acre	8.22	5.51	6.94		dwelling units	6.917	Typical results for suburban residential.
	9. Multi-Family Dwelling Density	DU/acre	16.66	NA	NA		staff adjusted (1)	16.000	Terra Nova score is favorable; lack of MF in CE 1 & 2 unfairly drags weighted average too low.
	10. Average Residential Density	DU/acre	9.98	5.51	6.94		dwelling units	7.632	Comments above will ripple here.
	11. Employment Density	employees/acre	2.51	12.01	4.08		staff adjusted (2)	12.000	TN & CE2 scores are understandable because of schools only; CE1 is at low end of transit feasibility.

Table 1 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Land-Use Continued	12. Commercial Building Density	avg. floor area ratio	NA	0.08	NA		staff adjusted (3)	0.350	Baseline projects not sufficiently commercial to calculate reasonable baseline of 0.25-0.50; adjusted to conform with applicable development standard.
	13. Use Mix	0 to 1 index	0.33	0.27	0.36		land area (acres)	0.312	Typical suburban residential scores; generally 0.4 or higher denotes high mix areas.
	14. Use Balance	0 to 1 index	0.52	0.34	0.34		land area (acres)	0.402	Typical suburban residential scores; generally 0.75 or higher is desired.
	15. Neighborhood Completeness	% of key uses	40	40	40		residents	40.000	Coincidental identical scores, all favorable; generally 50 or higher is desired.
	16. Block Size	acres	23.48	9.08	10.75		land area (acres)	14.407	Blocks larger than 4-5 acres are pedestrian unfriendly.
	17. Pedestrian Orientation of Buildings	avg. setback ft.	NA	103	NA		feet of setback	103.000	Pedestrian friendly setbacks are 0-30 ft.
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.73	0.81	0.75		no. of ped. intersections	0.764	All favorable scores; generally 0.75 or higher is desired.
	19. Internal Connectivity for Vehicles	0 to 1 index	0.77	0.79	0.66		no. of street intersections	0.742	All favorable except CE2; generally 0.75 is desired.
	20. External Access for Pedestrians	ft. between access points	1138	804	1983		study perimeter (ft.)	1298.648	Scores below 1,200 ft. are favorable.

Table 1 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Land-Use Continued	21. External Access for Vehicles	ft. between access points	1934	2011	2644		study perimeter (ft.)	2184.007	Scores below 1,200 ft. are favorable.
	22. Street Network Density	centerline miles/sq. mi.	15.37	19.71	18.83		land area (acres)	18.013	Typical scores for suburban residential.
	23. Housing Proximity to Transit	ft. to closest stop	1439	1667	861		dwelling units	1401.385	Scores below 1,200 ft. are favorable.
	24. Employment Proximity to Transit	ft. to closest stop	2819	445	984		employees	803.523	Scores below 1,200 ft. are favorable.
	25. Transit-Oriented Residential Density	DU/acre w/i 1/4 mi. stop	11	5	7		staff adjusted (4)	10.000	TN score is favorable, others are not; minimum should be 10.
	26. Transit-Oriented Employment Density	emps./acre w/i 1/4 mi. stop	3	12	4		employees w/in 1/4 mi.	11.252	CE1 score is minimum favorable.
Buildings	27. Title 24 Exceedence	% structures	0	0	0		structures	0	
	28. Building Efficiency Program Participation	% structures	0	0	0		structures	0	
	29. Solar Thermal Applications	% structures	0	0	0		structures	0	
	30. Solar Power Applications	% structures	0	0	0		structures	0	
	31. Vegetative CO2 Uptake	lbs./yr.	0	0	0		land area (acres)	0.000	
Transportation	32. Pedestrian Network Coverage	ped. routes/streets ratio	1.41	1.19	1.31		total street miles	1.284	All favorable scores (anything above 1.0)
	33. Pedestrian Crossing Distance	avg. curb to curb ft.	45	41	39		no. of street intersections	41.726	Pedestrian friendly crossing distances are 30 ft. or less.
	34. Pedestrian Route Directness	walk ft./straightline ft. ratio	1.62	1.76	1.45		dwelling units	1.637	Scores above 1.5 are unfavorable.

Table 1 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Transportation Continued	35. Bicycle Network Coverage	% of streets bikeable	100	100	100		staff adjusted (5)	90.000	
	36. Transit Service Coverage	stops/sq. mi.	8	11	23		land area (acres)	12.873	10-20 is favorable range.
	37. Daily Auto Driving	veh-mi./day/capita	22	22	22		residents (6)	22.000	Typical suburban value; generally 20 or less is desirable.
Infrastructure	38. Residential Water Use	gal./day/capita	128	171	153		residents (7)	149.667	
Environment	39. Park Space Supply	acres/1000 residents	11.20	3.62	7.89		staff adjusted (8)	3.000	TN score is abnormally high.
	40. Park Proximity	ft. to closest park	2090	2732	1266		dwelling units	2156.611	Distances above 1,200 ft. are unfavorable for pedestrians.
	41. Open Space Supply	% of land area	19	2	6		land area (acres)	8.779	TN score again unusually high; however, weighted average may be reasonable.
	42. Open Space Contiguity	0 to 1 index	0.72	0.53	0.58		open space acres	0.679	Scores above 0.5 are favorable.
	43. Housing Energy Use	MMBtu/yr./capita	28	28	36		residents	31.084	Typical scores.
	44. Household Transportation Energy Use	MMBtu/yr./capita	47	47	47		residents	46.800	Typical suburban score; generally 40 or less is desirable.
	45. Nonresidential Building Energy Use	MMBtu/yr./emp.	N/A	18	N/A		employees	18.026	CE1 score representative of strip malls; generally 12 or less is desirable.
	46. Total Energy Use	MMBtu/yr./person	74	75	81		residents & employees	75.561	Typical suburban residential scores for San Diego region.
	47. NOx Emissions	lbs./yr./person	33.01	33.45	33.82		residents & employees	33.349	Derived from energy scores.
	48. SOx Emissions	lbs./yr./person	0.72	0.83	0.92		residents & employees	0.805	Derived from energy scores.

Table 1 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Environment Continued	49. HC Emissions	lbs./yr./person	58.43	58.44	58.44		residents & employees	58.435	Derived from energy scores.
	50. CO Emissions	lbs./yr./person	452.06	452.13	452.23		residents & employees	452.133	Derived from energy scores.
	51. PM Emissions	lbs./yr./person	0.13	0.14	0.16		residents & employees	0.140	Derived from energy scores.
	52. CO2 Emissions	lbs./yr./person	10238	10566	10846		residents & employees	10492.572	Derived from energy scores.

1. Terra Nova score was consistent with citywide average east of I-805; rounded to 16.0.
2. Terra Nova and College Estates 2 scores are for school employment only and do not include any retail or commercial; College Estates 1 score is typical for suburban strip commercial employment; rounded to 12.0.
3. Adjusted value is based on allowable development standard.
4. College Estates 1 and 2 scores are beneath transit minimum; adjusted value is typical minimum for feasible transit service.
5. All three neighborhood scores are considered unusually high; adjusted value reflects likelihood of less-than-full coverage.
6. Estimated by Criterion and Fehr & Peers based on SANDAG regional data.
7. Water use estimated by INDEX and confirmed with City data.
8. Value adjusted to be consistent with adopted City standard.

Table 2  
ORIGINAL SPA PLAN INDICATOR SCORES

Element	Indicator	Units	Baseline	EastLake III
Demographics	1. Population	residents	-	6173
	2. Households	dwelling units	-	2,061
	3. Employment	employees	-	792
	4. Land Area	acres	-	744
Land-Use	5. Development Footprint	acres/capita	0.064	0.071
	6. Street Network Extent	street mi./capita	2.604	1.38
	7. Amenity Proximity (retail)	ft. to closest amenity	3193.902	6,224
	8. Single-Family Dwelling Density	* DU/acre	6.917	4.50
	9. Multi-Family Dwelling Density	* DU/acre	16.000	17.25
	10. Average Residential Density	DU/acre	7.632	5.77
	11. Employment Density	* employees/acre	12.000	11.25
	12. Commercial Building Density	avg. floor area ratio	0.350 (a)	0.35 (a)
	13. Use Mix	* 0 to 1 index	0.312	0.32
	14. Use Balance	* 0 to 1 index	0.402	0.44
	15. Neighborhood Completeness	* % of key uses	40.000	80
	16. Block Size	acres	14.407	18.43
	17. Pedestrian Orientation of Buildings	avg. setback ft.	103.000	15.000 (a)
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.764	0.920
	19. Internal Connectivity for Vehicles	* 0 to 1 index	0.742	0.740
	20. External Access for Pedestrians	ft. between access points	1298.648	2595
	21. External Access for Vehicles	ft. between access points	2184.007	4672
Buildings	22. Street Network Density	* centerline miles/sq. mi.	18.013	15.59
	23. Housing Proximity to Transit	ft. to closest stop	1401.385	1327
	24. Employment Proximity to Transit	ft. to closest stop	803.523	1077
	25. Transit-Oriented Residential Density	DU/acre w/ 1/4 mi. stop	10.000	6.05
	26. Transit-Oriented Employment Density	emps./acre w/ 1/4 mi. stop	11.252	10
	27. Title 24 Exceedence	% structures	0	0
	28. Building Efficiency Program Participation	% structures	0	0
	29. Solar Thermal Applications	% structures	0	0
	30. Solar Power Applications	% structures	0	0
	31. Vegetative CO2 Uptake	lbs./yr.	0.000	169,950



Table 2 Continued

Element	Indicator	Units	Baseline	EastLake III
Transportation	32. Pedestrian Network Coverage	* ped. routes/streets ratio	1.284	1.82
	33. Pedestrian Crossing Distance	avg. curb to curb ft.	41.726	52
	34. Pedestrian Route Directness	* walk ft./straight-line ft. ratio	1.637	1.610
	35. Bicycle Network Coverage	% of streets bikeable	90.000	97
	36. Transit Service Coverage	stops/sq. mi.	12.873	18
	37. Daily Auto Driving	veh-mi./day/capita	22.000 (b)	23.000 (b)
	38. Residential Water Use	gal./day/capita	149.667	193
Infrastructure Environment	39. Park Space Supply	acres/1000 residents	3.000	3.08
	40. Park Proximity	ft. to closest park	2156.611	1804
	41. Open Space Supply	% of land area	8.779	16
	42. Open Space Connectivity	0 to 1 index	0.679	0.67
	43. Housing Energy Use	MMBtu/yr./capita	31.084	28.890
	44. Household Transportation Energy Use	MMBtu/yr./capita	46.800 (c)	46.801 (c)
	45. Nonresidential Building Energy Use	MMBtu/yr./emp.	18.026	42.719
	46. Total Energy Use	MMBtu/yr./person (capita + emp)	75.561	71.942
	47. NOx Emissions	lbs./yr./person (capita + emp)	33.349	33.353
	48. SOx Emissions	lbs./yr./person (capita + emp)	0.805	0.806
	49. HC Emissions	lbs./yr./person (capita + emp)	58.435	58.435
	50. CO Emissions	lbs./yr./person (capita + emp)	452.133	452.134
	51. PM Emissions	lbs./yr./person (capita + emp)	0.140	0.140
	52. CO2 Emissions	lbs./yr./person (capita + emp)	10492.572	10,470.883

Notes:

- a) Values are assumed based on applicable development regulations.
- b) Typical suburban value; generally 20 or less is desirable.
- c) Typical suburban value; generally 40 or less desirable.

\* "Top ten" indicators of urban design-based energy efficiency.

- *Environment.* This element contains the energy and emission scores that summarize the combined effects of land-use, buildings, transportation, and infrastructure. Of the ten energy and emission indicators, the principal indicator is total energy use per year by residents and employees combined. EastLake III exceeded the baseline in efficiency terms, largely due to higher population density. The project's favorable energy scores are mirrored by similar reductions in pollutant and greenhouse gas emissions.

## **Modified EastLake III Proposal**

The next step in the pilot test was an invitation for developers to submit modified SPA plans that achieved even greater energy efficiency and air quality than the original proposals. SPA developers had the following options available for modifying their plans in ways that further increased energy efficiency and improved air quality:

- *Land-use density.* This is the intensity of use on properties measured in dwelling units per acre for residential uses and employees per acre for non-residential uses. Extensive research nationally and internationally has conclusively demonstrated that the strongest urban planning technique for increasing energy efficiency is increasing land-use density. Density increases produce significant energy savings in building space conditioning, travel, and infrastructure operations. Although it may have been too late for major density changes in the three test SPAs, this option should be examined in future SPA processes because of its sizable benefits.
- *Land-use diversity.* This is the mix of residential and non-residential uses in an area. Research has also demonstrated that another important technique for increasing energy efficiency is increasing the diversity of land-uses. Greater diversity produces energy savings in the same space conditioning, travel, and infrastructure end-uses as density does through better use of system capacities. Again, it may have been too late to consider diversity changes in the three test SPAs, but the option warrants future consideration in other SPAs.
- *Multimodal circulation design.* Another strong technique for saving energy in land development is designing an efficient and convenient multimodal circulation system. Such a system is composed of features that allow walking, biking, and transit use in addition to auto driving. Important components include relatively dense street networks, completeness of sidewalks, and relatively direct routes from common origins to popular destinations. As with density and diversity, it may have been too late for significant circulation changes in the test SPAs.

- *Building construction standards.* SPA developers may opt for a commitment to reduce building energy use by exceeding Title 24. Developers could propose the amount of Title 24 exceedence per building type and the number of buildings that will participate in such exceedence. A developer could exercise this option by committing to a utility or comparable energy efficiency program that offers beyond-code services, or by simply committing that merchant builders will achieve the stipulated exceedence by means of their own choosing.
- *Solar systems.* SPA developers could opt to reduce grid-supplied energy by installing solar thermal or PV systems in buildings. Developers could propose the type and capacity of systems to be used, and the number of structures that will receive such systems.
- *Tree planting.* This category allowed SPA developers to offer additional tree planting that will offset greenhouse gas emissions. Selection of this option will not improve a SPA's energy efficiency or air pollutant emissions, but will help mitigate climate change.

After consideration of these options, EastLake III voluntarily selected the following action measures to improve its energy efficiency and air quality: 72 single-family homes will achieve a 15% Title 24 exceedence using ComfortWise, SDG&E California Energy Star Program or equivalent program; 255 single-family homes will achieve a 15% Title 24 exceedence using the SDG&E California Energy Star Program; and an additional 855 trees will be planted.

With these modifications, EastLake III was modeled again to recalculate indicator scores and identify final energy savings and air quality improvements. These results are shown in Table 3 indicating an approximate 1% energy use reduction for EastLake III. This is in addition to the 4.8% energy use reduction between the original EastLake III plan and the baseline.

Table 3  
MODIFIED SPA PLAN INDICATOR SCORES

Element	Indicator	Units	Baseline	Original EastLake III	Modified EastLake III
Demographics	1. Population	residents	--	6173	6173
	2. Households	dw elling units	--	2061	2061
	3. Employment	employees	--	792	792
	4. Land Area	acres	--	744	744
Land-Use	5. Development Footprint	acres/resident	0.064	0.071	0.071
	6. Street Network Extent	street mi./capita	2.604	1.38	1.38
	7. Amenity Proximity (retail)	ft. to closest amenity	3193.902	6224	6224
	8. Single-Family Dw elling Density	DU/acre	6.917	4.50	4.50
	9. Multi-Family Dw elling Density	DU/acre	16.000	17.25	17.25
	10. Average Residential Density	DU/acre	7.632	5.77	5.77
	11. Employment Density	emps./acre	12.000	11.25	11.25
	12. Commercial Building Density	avg. floor area ratio	0.350	0.35	0.35
	13. Use Mix	0 to 1 index	0.312	0.32	0.32
	14. Use Balance	0 to 1 index	0.402	0.44	0.44
	15. Neighborhood Completeness	% of key uses	40.000	80	80
	16. Block Size	acres	14.407	18.43	18.43
	17. Pedestrian Orientation of Buildings	avg. setback ft.	103.000	15.000	15.000
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.764	0.920	0.920
	19. Internal Connectivity for Vehicles	0 to 1 index	0.742	0.740	0.740
	20. External Access for Pedestrians	ft. between points	1298.648	2595	2595
	21. External Access for Vehicles	ft. between points	2184.007	4672	4672
	22. Street Network Density	miles/sq. mi.	18.013	15.59	15.59
	23. Housing Proximity to Transit	ft. to closest stop	1401.385	1327	1327
	24. Employment Proximity to Transit	ft. to closest stop	803.523	1077	1077
	25. Transit-Oriented Residential Density	DU/acre w/i 1/4 mi.	10.000	6.05	6.05
	26. Transit-Oriented Employment Density	emps./acre w/i 1/4 mi.	11.252	10	10

Table 3 Continued

Element	Indicator	Units	Baseline	Original EastLake III	Modified EastLake III
Buildings	27. Title 24 Exceedence	% structures	0	0	23
	28. Building Efficiency Program Participation	% structures	0	0	0
	29. Solar Thermal Applications	% structures	0	0	0
	30. Solar Power Applications	% structures	0	0	0
Transportation	31. Vegetative CO2 Uptake	lbs./yr.	0.000	169950	212700
	32. Pedestrian Network Coverage	ped. routes/streets ratio	1.284	1.82	1.82
	33. Pedestrian Crossing Distance	ft. curb to curb	41.726	52	52
	34. Pedestrian Route Directness	walk ft./straightline ft. ratio	1.637	1.610	1.610
	35. Bicycle Network Coverage	% of streets w/route	90.000	97	97
	36. Transit Service Coverage	stops/sq. m.	12.873	18	18
	37. Daily Auto Driving	veh.-mi./day/capita	22.000	23.000	23.000
	38. Residential Water Use	gal./day/capita	149.667	193	193
Infrastructure Environment	39. Park Space Supply	acres/1000 residents	3.000	3.08	3.08
	40. Park Proximity	ft. to closest park	2156.611	1804	1804
	41. Open Space Supply	% of land area	8.779	16	16
	42. Open Space Contiguity	0 to 1 index	0.679	0.67	0.67
	43. Housing Energy Use	MMBtu/yr./capita	31.084	28.890	28.040
	44. Household Transportation Energy Use	MMBtu/yr./capita	46.800	46.801	46.801
	45. Nonresidential Building Energy Use	MMBtu/yr./emp	18.026	42.719	42.719
	46. Total Energy Use	MMBtu/yr./person	75.561	71.942	71.189
	47. NOx Emissions	lbs./yr./person	33.349	33.353	33.272
	48. SOx Emissions	lbs./yr./person	0.805	0.806	0.786
	49. HC Emissions	lbs./yr./person	58.435	58.435	58.435
	50. CO Emissions	lbs./yr./person	452.133	452.134	452.116
	51. PM Emissions	lbs./yr./person	0.140	0.140	0.140
	52. CO2 Emissions	lbs./yr./person	10492.572	10470.883	10403.764

## Final Results

Based on the modified EastLake III plan, the final results for energy savings, air quality improvements, and greenhouse gas reductions are as follows:

	Baseline	EastLake III
Total energy use (MMBtu/yr/capita)	75.56	71.19
% energy reduction	---	5.8
Total air pollutant emissions (lbs/yr/capita)	544.85	544.75
% air pollutant emissions reduction	---	0.01
Total greenhouse gas emissions (lbs/yr/capita)	10493	10404
% greenhouse gas emissions reduction	---	0.85

### II.7.6 Implementation Measures

The following Air Quality Measures will be implemented in EastLake III:

1. Building Energy Efficiency Program & Title 24 Exceedence:

EastLake Woods – 72 single-family homes will participate in ComfortWise, SDG&E California Energy Star Program or equivalent program resulting in approximately 15% Title 24 exceedence.

EastLake Woods – 255 single-family homes will participate in the SDG&E California Energy Star Program resulting in approximately 15% Title 24 exceedence.

Participation in building efficiency programs will be confirmed and coordinated with the Building Division and the GreenStar Program Coordinator.

To further promote the AQIP, the Master Developers will encourage all merchant builders to participate in a building efficiency program.

2. Additional Tree Planting to offset Greenhouse Gas Emissions.

In addition to the 3,399 street trees originally proposed, another 855 trees will be planted within the slopes and other open space areas as follows:

EastLake Woods – 262 trees

EastLake Woods West – 233 trees

EastLake Vistas – 360 trees

The Master Developer shall obtain certification by a Registered Landscape Architect that additional trees have been included on the Master Landscape Plan for EastLake III.

3. Comply with Section 4.8.5 Mitigation Measures, in EastLake III Woods and Vistas Replanning Program Final Subsequent Environmental Impact Report #01-01. June 2001.

#### **II.7.7 References**

EastLake III Woods and Vistas Replanning Program Final Subsequent Environmental Impact Report (EIR #01-01); June 2001, prepared by RECON.

#### **II.7.8 Appendix**

Criterion Planners/Engineers, INDEX Pilot Test: SPA Air Quality Improvement Plans, June 2002.

*Final Report*

---

**INDEX PILOT TEST:  
SPA AIR QUALITY  
IMPROVEMENT PLANS**

---

June 2002

*Prepared by the*  
**CITY OF CHULA VISTA CALIFORNIA  
DEPARTMENT OF PLANNING & BUILDING**  
*and*





# CONTENTS

	<u>Page</u>
Executive Summary	1
1. Overview	4
2. INDEX Modeling System	5
2.1 Introduction	5
2.2 Action Measures	6
2.3 Indicators	17
2.4 Baselines	18
2.5 Proposed SPA Plans	24
3. Pilot Test	26
3.1 Baseline Values	26
3.2 Original SPA Proposals	26
3.3 Modified SPA Proposals	35
3.4 Final Results	39

## EXECUTIVE SUMMARY

A pilot test has been conducted of an innovative technique for preparing Sectional Planning Area SPA Plan air quality improvement plans as required by the City's growth management ordinance. In the pilot test, three SPA plans were compared to older "baseline" neighborhoods to gauge the SPAs' relative energy efficiency and air quality characteristics. The baseline neighborhoods were selected to reflect land development practices prior to any special consideration of energy efficiency. The objective was to determine how much energy is being saved by current SPA design practices in comparison to the older baseline neighborhoods and in turn, how much lower the SPAs' air pollutant emissions are in comparison to the baseline. The test SPAs were compared to the baseline twice: first, as originally submitted to the City; and second, as voluntarily modified to further improve energy efficiency and air quality.

### Baseline Neighborhoods

To establish a baseline of energy efficiency, three neighborhoods constructed in the 1970s and 80s were modeled: Terra Nova, College Estates I, and College Estates II. When combined on a weighted average basis, these neighborhoods have a total baseline energy use of 76 million Btu/yr/capita.

### Original SPA Proposals

The three test SPAs were modeled as originally submitted to the City and found to be notably more energy efficient than the baseline. Their total energy use and comparison to the baseline value are as follows:

<u>SPA</u>	<u>MMBtu/Yr/Capita</u>	<u>% Change From Baseline</u>
OR Village Six	69.05	-8.6
OR Village Eleven	67.39	-10.8
EastLake III	71.94	-4.8

A majority of the SPA energy savings come from residential densities that are higher than the baseline neighborhoods. Higher densities reduce space conditioning energy use due to more common walls and ceilings that reduce energy losses from the buildings. Higher densities also encourage travel energy savings through greater walking, biking, and transit use.

## Modified SPA Proposals

The next step in the pilot test was an invitation to the SPA developers to modify their plans to achieve even greater energy efficiency and air quality improvements. Because the three test SPAs were at an advanced stage of their approval process, it was not feasible to make major changes in their land-use and circulation designs. This left the following three action measures as the developers' principal choices if additional energy efficiencies were to be achieved:

- *Building Construction Standards.* SPA developers could opt for a commitment to reduce building energy use by exceeding California Code of Regulations Title 24, Part 6. Developers could propose the amount of Title 24 exceedence per building type and the number of buildings that will participate in such exceedence.
- *Solar Systems.* SPA developers could opt to reduce grid-supplied energy by installing solar thermal or PV systems and buildings. Developers could propose the type and capacity to be used, and the number of structures that will receive such systems.
- *Tree Planting.* This measure allowed SPA developers to commit to additional tree planting that will offset greenhouse gas emissions. Selection of this option will not improve a SPA's energy efficiency or air pollutant emissions, but will help mitigate climate change.

After considering these options, the SPA developers voluntarily elected to add the following action measure commitments:

- *EastLake III.* 72 single-family homes will achieve a 15% Title 24 exceedence through the ComfortWise, SDG&E California Energy Star Program or equivalent program; 255 single-family homes will achieve a 15% Title 24 exceedence through the SDG&E California Energy Star Program; and an additional 855 trees will be planted.
- *Otay Ranch Village Six.* 482 single-family homes will achieve a 10% Title 24 exceedence through energy-efficient building design and construction techniques to be selected by home designers/builders; and 792 additional trees will be planted.
- *Otay Ranch Village Eleven.* No additional action measures were selected by this developer.

The addition of these measures reduced Village Six total energy use to 68.25 million Btu/yr/capita or approximately a 1% reduction from the original SPA proposal; and EastLake III dropped to 71.19 million Btu/yr/capita or approximately a 1% reduction from its original proposal. Also, the additional tree planting in Village Six and EastLake III resulted in beneficial CO2 uptake increases of 22% and 25%, respectively.

## Final Results

Based on the modified SPA plans, the pilot test's final results for energy savings, air quality improvements, and greenhouse gas reductions are as follows:

	Baseline	Village Six	Village Eleven	EastLake III
Total energy use (MMBtu/yr/capita)	75.56	68.25	67.39	71.19
% energy reduction	---	9.70	10.80	5.80
Total air pollutant emissions (lbs/yr/capita)	544.85	543.68	543.59	544.75
% air pollutant emissions reduction	---	0.21	0.23	0.01
Total greenhouse gas emissions (lbs/yr/capita)	10,493.00	9,873.00	9,833.00	10,404.00
% greenhouse emissions reduction	---	5.90	6.29	0.85

# **1. OVERVIEW**

The City of Chula Vista is experiencing rapid growth, particularly in the eastern territories. The City's adopted Growth Management Ordinance requires that all major development projects (50 dwelling units or greater) prepare an Air Quality Improvement Plan (AQIP). There have been no formal, adopted guidelines to-date, and developers have prepared the required AQIPs based largely on State and Federal mandates. The City Council recently adopted the Carbon Dioxide (CO<sub>2</sub>) Reduction Plan which provides for further consideration of land-use and energy efficient measures in new development to reduce CO<sub>2</sub> emissions, energy consumption and air pollution. It is now the expectation of the City Council that the required AQIP will include implementation of applicable measures identified in the CO<sub>2</sub> Reduction Plan. As a result, the City is undertaking an effort to prepare and adopt formalized guidelines for the preparation and implementation of required AQIPs.

The City contracted with Criterion Planners/Engineers to use the INDEX model to analyze the relative effectiveness and costs of applying various design and energy conservation features in new development projects. One of the goals is to exceed existing mandates wherever possible such as the Title 24 Energy Code, and reduce air pollutants and CO<sub>2</sub> emissions. The INDEX model can be used as a tool to assist in the efficient design of master planned communities.

There are three major SPA Plans (EastLake III, Otay Ranch Village Six and Village Eleven) under preparation. The developers of these projects participated in the INDEX pilot study to assess the benefits of specific project design features and energy conservation measures. By doing so the developers satisfy the AQIP requirement for these SPA Plans and the City can obtain the necessary data for developing future AQIP guidelines and amendments to the Growth Management Ordinance.

The SPA Plan project analysis occurred in two stages. The first stage evaluated the SPA Plans as proposed, assessing the benefits of the project's design and other features in comparison to the baseline project by means of the computer model. The model analyzed and quantified emissions reductions and energy savings for the individual SPA projects.

Stage two involved a comparative assessment of making project design amendments and adding construction-level features identified by Criterion's evaluation to further air quality improvements, CO<sub>2</sub> reduction and energy conservation. The model was re-run using the selected design amendments and construction level features.

## 2. INDEX MODELING SYSTEM

### 2.1 Introduction

INDEX is a GIS-based planning support system that uses indicators to measure the attributes and performance of community plans. For each community where it is applied, INDEX is customized to address issues of interest or high priority. This is accomplished with the selection of indicators that measure conditions related specifically to those issues. The objective is to support decision-making by using indicators to benchmark existing conditions, evaluate alternative courses of action, select goals, and monitor change over time.

In Chula Vista, INDEX is being focused on the related issues of energy efficiency, climate change, and air quality. The City has improvement goals in each of these areas and is interested in helping achieve them when large parts of the community are first planned for development. For this reason, the sectional planning area (SPA) process was selected as an appropriate application opportunity for INDEX. The City's growth management ordinance requires air quality improvement plans (AQIPs) as part of the SPA process, and INDEX was seen as an AQIP tool for quantifying the emission characteristics of SPA plans.

The application of INDEX was conducted as a pilot test under a U.S. Environmental Protection Agency grant to the City for climate change activities. The pilot test included the following major steps:

- *Selection of action measures.* A menu of action measures for SPAs was taken from the City's CO<sub>2</sub> Reduction Plan. Twelve measures were selected from the CO<sub>2</sub> Plan's action categories of land-use, transportation, and buildings.
- *Selection of indicators.* Indicators were configured to quantify key characteristics of the twelve action measures. A total of 52 indicators were selected and programmed in INDEX.
- *Establishment of baselines.* Calculating SPA air quality, CO<sub>2</sub> emissions, and energy efficiencies required that baselines be established for the SPAs to be measured against. These baselines were set for each indicator using three older, existing neighborhoods that were developed without special considerations.

- *Scoring of SPA plans.* A test sample of three SPA plans were selected for two rounds of indicator scoring. First, the SPA plans were scored as originally submitted by their developers. Second, the plans were voluntarily modified by the developers to increase their efficiencies and then rescored.
- *Incorporation of results into AQIPs.* The energy, air quality, and climate change improvements measured between the baselines and the modified SPA plans were translated into AQIPs for the SPAs.

## 2.2 Action Measures

The first step in customizing INDEX for Chula Vista was selection of action measures that would be available to SPA developers. As part of the City's CO<sub>2</sub> Reduction Plan preparation, several hundred measures were analyzed extensively. From that universe of measures, the most appropriate ones for Chula Vista were prioritized according to local feasibility and included as action measures in the final Plan. From this group of action measures, the following twelve were selected for the INDEX pilot test:

### Land-Use

1. *Compact development.* This is concerned with land and natural resource conservation generally by minimizing sprawl. Compact development saves energy and reduces emissions by reducing travel and infrastructure-related energy consumption.
2. *Density.* This is the intensity of land-use as measured by the density of structures and persons. Higher densities reduce travel and infrastructure-related energy use and emissions, and also reduce building energy demand as a consequence of more common-wall construction.
3. *Diversity.* This measure is concerned with the mix and variety of land-uses that constitute "complete" neighborhoods. Greater diversity or "completeness" in an area reduces travel-related energy consumption and emissions.
4. *Orientation toward pedestrian and bicycles.* This measure is focused on land planning that facilitates pedestrian and bicycle travel, both of which offer energy and emission savings over motor vehicles.

5. *Orientation toward transit.* This measure addresses land development design that facilitates transit travel, which can be highly energy-efficient with sufficient ridership.

#### Buildings

6. *General energy design and equipment.* This measure encompasses building design, materials, and equipment that improve efficiency generally.
7. *Solar use.* This includes solar thermal applications such as domestic hot water heating and pool heating, and solar power generation using photovoltaic (PV) technology.
8. *Vegetation.* This measure recognizes the use of vegetation that cools ambient air temperatures, reduces building energy use for cooling, and uptakes air pollutants and greenhouse gases.

#### Transportation

9. *Pedestrian facilities.* This measure addresses transportation system design and improvements specifically for walking.
10. *Bicycle facilities.* This measure focuses on transportation system design and improvements for bicycle travel.
11. *Transit facilities.* This measure includes transportation system design and improvements dedicated to transit service.

#### Infrastructure

12. *Water use.* This measure is concerned with land planning that reduces water consumption. Less water consumption translates into reduced energy use for water distribution.



The characteristics of these measures are further summarized in Table 1 according to type of energy savings, general cost-effectiveness, technological maturity, durability, support for business and job creation, and notable non-energy community benefits. The Table 1 assessment is a qualitative characterization of the measures based on Criterion's experience and professional judgment, including preparation of the 1994 Regional Energy Plan for SANDAG. Terms used in Table 1 are defined as follows:

- *Type of energy savings.* These are the end-use or supply sectors affected by a given action measure.
- *Near-term and long-term competitiveness.* This represents generalized cost-effectiveness within 3-5 years for near-term measures, and 5-10 years for long-term measures.
- *Stability.* This refers to potential volatility in a measure's ongoing operating and maintenance costs.
- *Technological maturity.* This is the degree of proven commercial reliability in a measure.
- *Durability.* This characterizes the relative length of a measure's useful life, which is the length of time it fulfills its intended functions. In the case of land-use measures, useful life is the length of time that the built feature exists after construction, e.g. an area's density would exist for the life of the neighborhood's buildings. Most land-use measures have high durability because they exist for several decades, e.g. 60-100 years.
- *Support for regional jobs.* This notes those measures whose implementation would create jobs in the region.
- *Non-energy community benefits.* These measures have notable non-energy benefits, such as transportation measures that reduce traffic congestion and pollutant emissions while also savings energy.
- *High and moderate ratings.* Implementation cost, technological maturity, and durability are rated with "high" and "moderate" terms that represent qualitative judgment based on resource evaluations in the San Diego Regional Energy Plan and current technical literature. It is worth noting that all action measures are rated favorably under all criteria.

Table 1  
**ACTION MEASURE CHARACTERISTICS**

Action Measures	Type of Energy Savings					Implementation Cost			Technological Maturity	Durability	Support for Regional Jobs	Non-Energy Community Benefits
	Buildings	Transportation	Municipal Infrastructure	Energy Supply Grid	Competitiveness		Stability					
					Near Term	Long Term						
Compact development		✓	✓	✓		High	High	High	NA	High		✓
Land-use density	✓	✓	✓	✓		High	High	High	NA	High		✓
Land-use diversity		✓	✓	✓		High	High	High	NA	High		✓
Land-use orientation toward pedestrian/bicycles		✓				High	High	High	NA	High		✓
Land-use orientation toward transit		✓				High	High	High	NA	High		✓
General building energy design/equipment	✓					High	High	High	High	High	✓	✓
Solar use	✓				✓	Moderate	High	High	High	High	✓	
Vegetation use	✓					Moderate	High	High	NA	High	✓	✓
Pedestrian facilities		✓				High	High	High	NA	High	✓	✓
Bicycle facilities		✓				High	High	High	NA	High	✓	✓
Transit facilities		✓				High	High	High	NA	High	✓	✓
Water conservation			✓			High	High	High	NA	High	✓	✓

All of the measures in Table 1 have been feasibly implemented to varying degrees in projects throughout the San Diego region over the past 5-10 years. In fact, most of the land-use and transportation measures have gained acceptance as standard features in regional land development. The same is true for water conservation measures.

Of the 12 action measures available to SPA developers, the building construction and solar measures are notable for two reasons:

- They are the only measures whose implementation will be passed from the SPA developers onto merchant builders.
- They are the only measures that have notable economic sensitivities.

Therefore, any decision to choose these measures will be based on their economic and financial implications for developers and builders, and to some degree the positive marketing implications of having "environment-friendly" features in a project. Key variables on the economic side of this equation include:

- *Timing of efficiency investment.* Because energy economics are constantly changing, the feasibility of a particular investment will be affected by the timing of that investment. For SPA developers choosing building or solar measures, the actual capital outlay by builders for the measures will not occur until some undefined point in the future.
- *Cost of energy.* The basic hurdle for any efficiency measure is to produce energy savings at a cost beneath current energy prices. For example, any measure displacing electricity in Chula Vista today should be feasible if the cost of conserved energy is roughly 7¢/kWh or less. However, recent events have shown how volatile energy prices can be and any investment decision has to take such uncertainty into consideration.
- *Applicable incentives.* At any given point in time there are various government and utility financial incentives available for efficiency measures. However, the scope, amount, and eligibility requirements of these incentives change periodically and need to be monitored along with energy prices.

- *Investment criteria.* Each developer and builder will have their own set of criteria for determining whether an investment is financially acceptable. Factors such as interest rates, required return on investment, and possible cost-sharing will vary among developers and builders.

Considerations on the intangible marketing side of the equation include:

- *Public perception of energy and environmental issues.* Public opinion research shows consistent and growing support for energy efficiency. To the extent that a land development is perceived as energy conscious, its public reputation in the marketplace should be enhanced accordingly.
- *Ability to distinguish a product in the competitive market.* Recent experience has also shown that land developments incorporating environment-friendly features are able to successfully distinguish themselves among competing products in the marketplace, and achieve faster sales at premium prices in the process.

Because of the variability in all of these factors, both economic and intangible, it is not possible to specify with certainty which building construction and/or solar measures will always be feasible. However, there is ample evidence that developers and builders are finding such measures increasingly feasible given the growing amount of investment in the measures. The latest energy crisis in California has only accelerated this trend.

### **Building Measures**

This elective action category gave SPA developers two options for reducing energy use in buildings that will ultimately be constructed in the SPAs:

- *Title 24 exceedence.* The SPA developer works with the City to commit that a certain percentage of structures will exceed Title 24 energy standards by a certain amount. Both the percent of structures and amount of Title 24 exceedence are elective choices of the SPA developer. Measures to achieve the exceedence can include any combination of building design, construction materials, or equipment for space conditioning, water heating, or lighting.

- *Energy efficient building program participation.* The SPA developer works with the City to commit that a certain percentage of structures will participate at a specified level in a formal building energy efficiency program sponsored by a utility or comparable organization. Both the percent of structures and level of participation are elective choices of the SPA developer. Program participation would include the same types of measures described for Title 24 exceedence.

Local developers and builders are already taking such actions with increasing regularity. San Diego Gas and Electric reports that standard building practices in the region consistently exceed Title 24 by approximately 5%. Similarly, utility-sponsored efficiency incentive programs are often fully subscribed. Even before the recent energy price shocks in California, energy-efficient construction techniques and equipment were making good economic sense. Table 2 summarizes the latest national survey of energy-saving measures for the residential and commercial building sectors. As shown in the column entitled "Cost of Conserved Energy-\$/kWh," there are a wide variety of highly cost-effective measures available in today's market. In fact, 62 of the 66 measures listed are cost-effective in the San Diego region at present where Table 2 indicates their cost of conserved energy at or below \$0.07/kWh.

The Table 2 survey is consistent with general rules-of-thumb among building energy design professionals that most new residential and commercial construction can cost-effectively exceed Title 24 by as much as 10-20 percent. In fact, being able to cost-effectively achieve these levels has been confirmed by the exceedence terms of efficiency programs administered by SDG&E and organizations such as ConSol. Examples of components in these programs include engineered HVAC design, tight ducts, spectrally selective glass, third-party inspections and diagnostics, and home energy ratings.

If SPA developers select one or both of the building measure options, and merchant builders are called upon to implement the commitment, one technical resource for evaluating the feasibility of specific packages of measures is the California Energy Commission (CEC) Database for Energy Efficient Resources (DEER). DEER is an electronic database of over 250 building energy measures with the latest information on measure capacities, efficiencies, useful lives, installed costs, and savings. DEER can be downloaded from the CEC's website ([www.energy.ca.gov/deer](http://www.energy.ca.gov/deer)). The CEC and San Diego Regional Energy Office (SDREO) also both operate databases of building measure financial incentives with the latest information on amounts and eligibilities.

Table 2  
**REPRESENTATIVE BUILDING MEASURE COSTS OF SAVINGS**

Measure	Category	Cost of Conserved Energy	
		/kWh	/MMBtu
High Priority			
High-Efficiency Vertical-Axis Clothes Washers	Appliance	Negative	N/A
Aerosol-Based Duct Sealing	HVAC	\$0.02	\$2.00
Commissioning Existing Commercial Buildings	HVAC	\$0.03	N/A
Dual Source Heat Pumps	HVAC	\$0.02	N/A
Improved Ducts and Fittings	HVAC	\$0.00	\$0.00
Improved Heat Exchangers	HVAC	\$0.01	N/A
Integrated Lighting Fixtures and Controls	Lighting	\$0.02	N/A
Reduced-Cost and/or Higher Efficiency CFLs	Lighting	\$0.00	N/A
Metal Halide Replacements for Incandescents	Lighting	\$0.00	N/A
Integrated New Home Design	Practice	\$0.03	\$2.80
Integrated Commercial Building Design	Practice	\$0.03	\$3.00
Integrated Gas- and Oil-Fired Space/Water Heating Systems DHW		N/A	\$2.30
Medium Priority			
"Low-leak" Home Electronics	Appliance	\$0.02	N/A
One kwh/day Refrigerator/Freezers	Appliance	\$0.05	N/A
High-Efficiency Dishwashers	Appliance	Negative	Negative
Improved Efficiency Air Conditioning Compressors	Appliance	\$0.06	N/A
Improved Efficiency Refrigeration Compressors	Appliance	\$0.02	N/A
Advanced Clothes Washer and Dishwasher Controls	Appliance	\$0.06	\$4.40
Switched Reluctance Drives	Drive	\$0.05	N/A
Commercial Distribution System Air Sealing	HVAC	\$0.02	\$1.70
Indirect-Direct Evaporative Coolers	HVAC	\$0.05	N/A
Evaporative Condenser Air Conditioning	HVAC	\$0.04	N/A
Advanced Metering/Billing Systems	Information	\$0.00	N/A
Improved Fluorescent Dimming Ballasts	Lighting	\$0.04	N/A
One-Lamp Fixtures and Task Lighting	Lighting	\$0.03	N/A
Compact Fluorescent Floor and Table Lamps	Lighting	\$0.01	N/A
Fuel Cells	Power	\$0.05	N/A
Microturbines	Power	\$0.04	N/A
Dry-Type Distribution Transformers	Power	\$0.03	N/A
Heat Reflecting Roof Coatings	Shell	\$0.04	N/A
High R (>4) Windows	Shell	N/A	\$4.00
Integrated Elec. Space Conditioning/Water Heating Systems DHW	DHW	\$0.02	N/A
Residential Heat Pump Water Heaters	DHW	\$0.04	N/A
Lower Priority			
Laundry Microfiltration Wastewater Recovery	Laundry	N/A	Negative
Ozonated Commercial Laundering	Laundry	N/A	Negative
Copper Rotor Motors	Drive	\$0.00	N/A
Electronically Commutated Permanent Magnet Motors	Drive	\$0.04	N/A
Premium Lubricants	Drive	Negative	N/A
Written Pole Motors	Drive	\$0.08	N/A
Motor Systems Performance Optimization	Drive	Negative	N/A
Residential Absorption Heat Pumps	HVAC	N/A	\$3.10
Ductless Thermal Distribution Systems	HVAC	\$0.04	\$4.20
High-Efficiency Commercial Packaged Acs	HVAC	\$0.04	N/A
Condensing Commercial Boilers and Furnaces	HVAC	N/A	\$4.40
Cool Storage Roof	HVAC	\$0.05	N/A
Engine Driven Vapor Compression Heat Pumps	HVAC	\$0.07	N/A
Geothermal Heat Pumps	HVAC	\$0.06	N/A
Transpired Solar Collectors for Preheating Ventilation Air	HVAC	N/A	\$2.00
Smart Residential HVAC Controls	HVAC	\$0.04	N/A
Integrated Chillers with Heat Recovery	HVAC	\$0.05	\$4.90

Table 2 Continued

Measure	Category	Cost of Conserved Energy	
		/kWh	/MMBtu
Modulating Gas Furnaces	HVAC	N/A	\$4.40
Indirect Lighting	Lighting	\$0.03	N/A
Electrodeless Lamps, Power Supplies and Luminaires	Lighting	\$0.04	N/A
Sulphur Lighting	Lighting	\$0.04	N/A
General Service Halogen Infrared Reflecting Lamps	Lighting	\$0.03	N/A
Improved Daylighting Controls	Lighting	\$0.03	N/A
Daylighting Devices	Lighting	\$0.05	N/A
Advanced Lighting Distribution Systems	Lighting	\$0.04	N/A
Plastic Downlight Luminaires	Lighting	\$0.00	N/A
LED Lighting	Lighting	\$0.08	N/A
ENERGY STAR® Multifunction Devices	Office Eq	\$0.00	N/A
High-Efficiency Packaged Refrigeration Equipment	Refrigeration	\$0.01	N/A
Electrochromic Glazing	Shell	\$0.06	N/A
Low-e Spectrally Selective Retrofit Window Films	Shell	\$0.07	N/A
GFX Drain Water Heat Recovery Device	DHW	\$0.03	N/A
Very Low-Flow Showerheads	DHW	\$0.00	\$0.00
Thermosiphon/Free Siphon Solar Water Heaters	DHW	\$0.07	N/A
Commercial Heat Pump Water Heaters	DHW	\$0.03	N/A
<i>Not a Priority</i>			
Residential Heat Pump Clothes Dryers	Appliance	\$0.09	N/A
Ultrasonic Clothes Washers	Laundry	\$2.04	\$416.40
Photovoltaic Roofing (2,000 sqft home)	Power	\$0.14	N/A
Photovoltaic Roofing (12,000 sqft com. bldg.)	Power	\$0.14	N/A
Low-e Interior Surfaces	Shell	\$0.05	\$4.90

Note: This table is intended to be an illustrative sampling of building efficiency measures rather than an exhaustive inventory. Costs of savings for specific measures and bundles of measures will vary based on site-specific conditions.

Source: *Energy Saving Technologies & Practices for the Building Sector*, American Council for an Energy-Efficiency Economy, 1998

## **Solar Measures**

This category gave SPA developers two elective options for reducing grid-supplied energy demands from the buildings that will be constructed in the SPAs:

- *Solar thermal applications.* The SPA developer would work with the City to make a commitment that a certain percentage of structures will be equipped with solar thermal systems of a certain capacity. The percentage of structures and size of systems are elective choices of the SPA developer. Such systems may include domestic water heating and pool heating.
- *Solar power applications.* The SPA developer would work with the City to make a commitment that a certain percentage of structures will be equipped with solar photovoltaic (PV) power generation systems. The percent of structures and size of systems are elective choices of the SPA developer.

The following examples provided by the SDREO give a snapshot of current residential economics for both types of solar applications:

- *Solar water heating in new home construction.* Using Shea Home's pricing for the SunSystem CopperSun (\$2,250/dwelling installed), the \$750 State rebate, today's natural gas prices (\$1.60/therm), 200 therms/month of consumption (CEC data), and a 40% solar fraction, the homeowner is in positive cash flow from day one.
- *Photovoltaic (PV) power generation in new home construction.* Using AstroPower's pricing quote for buildings (\$4,200 for a 1.2 kW system, includes the 50% State rebate), \$0.15/kWh cost of electricity, 7% loan rate for 30 years, 31% tax bracket, PV output of 1500 kWh/kW/year, and maintenance costs of \$0.02/kWh, the homeowner comes out about breakeven over the length of the mortgage assuming electric rates remain high. This feasibility would improve proportionately as the number of involved homes and PV systems increase, e.g. 100 homes being equipped in one project. It should be noted that the initial cost of the PV system is considerably less for new construction than to retro-fit an existing house. Builders dealing directly with the manufacturers for large volumes of product obtain better prices.



There are currently four financial incentives available to homeowners who are installing PV systems in California:

- *The Renewable Energy Buy-Down Program*. This CEC program offers cash rebates on eligible renewable energy electric generating systems of up to \$4,500 per kilowatt or 50% of an eligible system purchase price (whichever is less).
- *The California Property Tax Exemption for Solar Systems*. Exempts the additional value of PV systems vs. conventional systems from property tax assessments.
- *Battery Rebate Program (SB-1345)*. A CEC grant program that supports the purchase and installation of solar energy systems including back up batteries for PV systems.
- *The California Tax Credit (SB-17)*. Effective October 9, 2001, allows a tax credit of either 15% of the purchase and installation of a solar energy system or 7.5% of the net cost after the buy-down rebate (whichever is less).

As with energy-efficient construction generally, the solar cost/benefit equation has steadily improved in recent years. California's recent energy crises has further underscored the attractiveness of this option. A prominent regional example is the Scripps Ranch project being constructed by Shea Homes, where 297 homes will reportedly have solar water heating systems and 100 homes will have PV systems.

Although large-scale projects such as the Scripps Ranch project are demonstrating that residential solar PV is increasingly feasible, the cost-effectiveness of this option continues to be sensitive to economies of scale for equipment purchases and the competing price of grid-delivered electricity. If local electric rates begin to increase again and solar PV systems can be purchased in quantity, then this option deserves serious consideration. At a minimum, it warrants close ongoing monitoring of relevant conditions.

The feasibility of PVs in commercial buildings is even better than residential because businesses can take advantage of state and federal incentives not available to households. For example, a 100 kW system would cost an estimated \$235,000 after all incentives and be able to generate electricity for approximately 10¢/kWh (source: SDREO). Financial incentives currently available for solar PV in general include:

- *San Diego Self-Generation Program.* This SDREO program offers rebates of \$4.50/watt up to 50% of eligible project costs for PV systems between 30 kW and 1 MW. This incentive program can be used or the CEC Emerging Renewable Buy-Down Program, but not both.
- *California Energy Commission Emerging Renewable Buydown Program.* The CEC, through its Emerging Renewable Buydown Account, offers rebates of up to \$4.50/watt or 50% of the cost for eligible renewable energy generation equipment, including solar PV.
- *California Property Tax Exemption.* This law exempts the additional value of solar systems versus conventional systems from property tax assessments.
- *Federal Tax Incentives.* There are two federal tax incentives available to commercial entities to encourage private investment in solar energy equipment and systems: a 10% investment tax credit and a 5-year accelerated depreciation schedule.

If SPA developers select one or both of the solar options, and builders are called upon to implement the commitment, they can receive valuable technical assistance from SDREO and CEC solar programs, along with resources provided by the California Solar Energy Industries Association.

## **2.3 Indicators**

The second step in customizing INDEX to Chula Vista was the selection of indicators to gauge key characteristics of the 12 action measures. Indicators are quantitative measurements of community characteristics or conditions. They focus on small pieces of larger systems to give people insight into the larger situation. In community planning, indicators are usually focused on conditions related to key goals and policies. The premise is that plan preparation and implementation can be valuably informed by a standard set of policy based measurements that are used to gauge planning actions.

Criterion's INDEX software is designed to support community planning by applying indicators geographically to current conditions and proposed changes. Figure 1 illustrates the integration of INDEX indicators into a typical community planning process. In the case of Chula Vista, the software has been focused on implementation of the CO2 Reduction Plan through energy efficient land-use planning.

Given this objective, project participants selected 52 indicators to address the energy and emission aspects of proposed land developments. The indicators are given in Table 3 with definitions, units of measurement, and applicable land-uses. These indicators were used to score the baseline and SPA energy values, and quantify the amount of air quality and climate change benefits embodied in the final SPA plans.

## **2.4 Baselines**

The next step in the pilot test was calculation of the baseline values that SPA plans would be judged against. The baseline represents "pre-efficiency" approaches to land development without any special effort to reduce energy use or emissions. To set the baseline, a group of three Chula Vista neighborhoods built in the 1970s and 80s was measured with the INDEX indicators, and a weighted average score was calculated for each indicator to constitute a baseline value for that indicator.

In choosing baseline neighborhoods, the City staff looked for areas that would be comparable to those areas currently being developed in the community. The baseline areas needed to have land-use mixes with individual design features similar to current SPA proposals. The selected baseline neighborhoods included Terra Nova, and two neighborhoods in the College Estates area, all shown in Figure 2. For purposes of the pilot study, these neighborhoods are referred to as College Estates I and II.

These neighborhoods were not considered to be practical baselines for three action measures: building construction, solar use, and vegetation. This is because no records exist to document these conditions at the time of the neighborhoods' original development. Instead, these measures were addressed as follows:

- *Building efficiency.* This category includes Title 24 exceedence and participation in building efficiency programs sponsored by utilities or similar organizations. The baseline was set at zero exceedence and zero program participation under the assumption that no extra efforts were made to achieve higher efficiencies at the time of original development in the 1970s and 80s.

Figure 1  
SUPPORT OF COMMUNITY PLANNING WITH INDEX

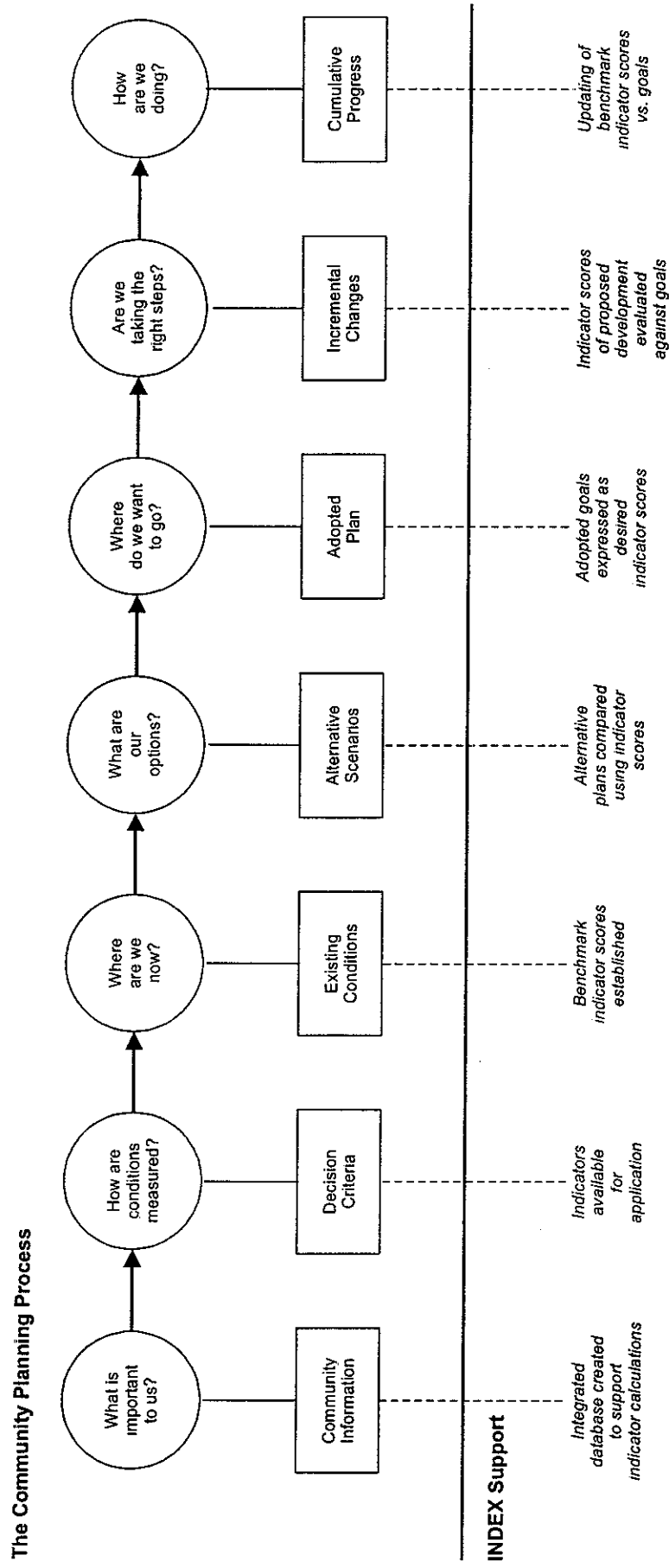


Table 3  
**CHULA VISTA INDICATORS**

Indicator	Indicator Definition	Applicable Land-Use	
		Residential	Non-Residential
1. Population	Total residents.	✓	
2. Households	Total dwelling units.	✓	
3. Employment	Total jobs.		✓
4. Land area	Total area in acres.	✓	✓
5. Development footprint	Total developed acres (exclusive of open space) divided by total residents.	✓	✓
6. Street network extent	Total street centerline distance divided by total residents.	✓	✓
7. Amenity proximity (retail)	Average travel distance from all dwellings to closest amenity (retail) in ft.	✓	
8. Single-family dwelling density	Single-family dwelling units per net acre of residential land.	✓	
9. Multi-family dwelling density	Multi-family dwelling units per net acre of residential land.	✓	
10. Average residential density	Dwelling units per net acre of residential land.	✓	
11. Employment density	Number of employees per net acre of nonresidential land.		✓
12. Commercial building density	Average commercial floor area ratio.		✓
13. Use mix	Proportion of dissimilar land uses among adjacent one-acre grid cells (scale of 0 - 1).	✓	✓
14. Use balance	Proportions of land uses by land area within total area (scale of 0 - 1).	✓	✓
15. Neighborhood completeness	Percent of key uses present or adjacent (see footnote 1).	✓	✓
16. Block size	Average size of blocks in acres.	✓	✓
17. Pedestrian orientation of buildings	Average non-residential building set-back from sidewalks in ft.		✓
18. Sidewalk and trail connectivity	Ratio of sidewalk and trail intersections vs intersections and dead-ends (scale of 0-1).	✓	✓
19. External access for pedestrians	Average ft. between pedestrian access points on area boundary in ft.	✓	✓
20. External access for vehicles	Average ft. between vehicle access points on area boundary in ft.	✓	✓
21. Street connectivity	Ratio of street intersections vs. intersections and cul-de-sacs longer than 150 ft. (scale of 0 - 1).	✓	✓
22. Street network density	Length of street centerlines in miles per sq.mi.	✓	✓

**Table 3 Continued**

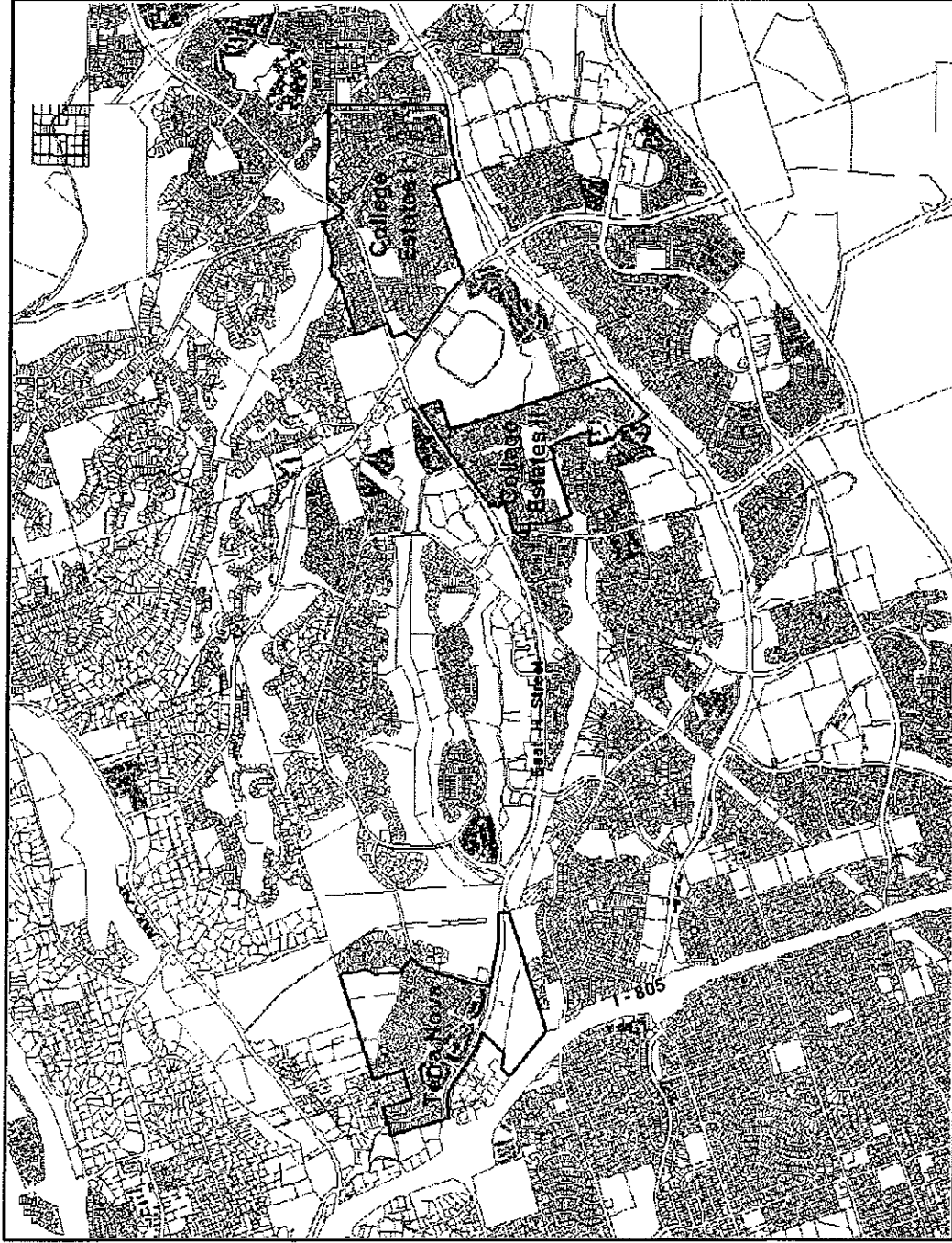
Indicator	Indicator Definition	Applicable Land-Use	
		Residential	Non-Residential
23. Housing proximity to transit	Average travel distance from all dwellings to closest transit stop.	✓	
24. Employment proximity to transit	Average travel distance from all businesses to closest transit stop.		✓
25. Transit-oriented residential density	Average number of dwellings per net residential acre within 1/4 mi. walk of transit stops.	✓	✓
26. Transit-oriented employment density	Average number of employees per net non-residential acre within 1/4 mi. walk of transit stops.	✓	✓
27. Title 24 exceedence	Percent of structures committed to exceeding Title 24 (see footnote 2).	✓	✓
28. Building efficiency program participation	Percent of structures committed to building efficiency program participation (see footnote 3).	✓	✓
29. Solar thermal applications	Percent of structures committed to solar thermal applications (see footnote 4).	✓	✓
30. Solar power applications	Percent of structures committed to solar power applications.	✓	✓
31. Vegetative CO <sub>2</sub> uptake	Total CO <sub>2</sub> uptake from street trees in lbs/yr.	✓	✓
32. Pedestrian network coverage	Ratio of total pedestrian network centerline distance vs. total street centerline distance.	✓	✓
33. Pedestrian crossing distance	Average street width curb-to-curb in ft.	✓	✓
34. Pedestrian route directness	Average ratio of shortest walkable distance from multiple origins to designated nodes vs. straight line distance between same points.	✓	✓
35. Bicycle network coverage	Percent of streets bikeable (total secondary street centerline distance plus centerline distance of major streets with designated routes).	✓	✓
36. Transit service coverage	Miles of transit routes divided by total acres.	✓	✓
37. Daily auto driving	Vehicle miles traveled/capita/day.	✓	
38. Residential water use	Indoor and outdoor residential water consumption in gals per day per capita including effects of xeriscaping.	✓	
39. Park space supply	Acres of park per 1,000 residents.	✓	
40. Park proximity	Average distance from all dwellings to closest park in ft.	✓	
41. Open space supply	Percent of total land area dedicated to open space (see footnote 5).	✓	✓
42. Open space contiguity	Proportion of adjacent open space designations among a grid of one-acre cells (scale of 0 - 1).	✓	✓
43. Housing energy use	Total energy use in residences in MMBtu/capita/year.	✓	

**Table 3 Continued**

Indicator	Indicator Definition	Applicable Land-Use	
		Residential	Non-Residential
44. Household transportation energy use	Total energy use in household travel in MMBtu/capita/year.	✓	
45. Nonresidential building energy use	Total energy use in nonresidential buildings in MMBtu/capita/year.		✓
46. Total energy use	Total residential and nonresidential energy use in MMBtu/capita/year.	✓	✓
47. NOx emissions	NOx emissions in lbs./capita/year.	✓	✓
48. SOx emissions	SOx emissions in lbs./capita/year.	✓	✓
49. HC emissions	HC emissions in lbs./capita/year.	✓	✓
50. CO emissions	CO emissions in lbs./capita/year.	✓	✓
51. PM emissions	PM emissions in lbs./capita/year.	✓	✓
52. CO2 emissions	CO2 emissions in lbs./capita/year.	✓	✓

1. Key uses for "neighborhood completeness" include: fire/police station, library, park, school, and/or general commercial/retail uses.
2. Title 24 exceedence can include building design, construction material, space conditioning, water heating, and lighting measures for buildings not participating in a formal energy efficiency program sponsored by utilities or comparable organizations.
3. Building energy efficiency program participation through utilities or comparable organizations can include space conditioning, lighting, water heating, and appliance measures.
4. Solar thermal applications can include domestic hot water heating and pool heating.
5. Land area to be included in open space calculation includes any off-site open space associated with a specific SPA plan.

Figure 2  
**BASELINE NEIGHBORHOODS**





- *Solar use.* This includes thermal applications for domestic water and pool heating, and PV power generation applications. In both cases the baseline was set at zero under the assumption that very little solar was installed in the 1970s and 80s in such developments.
- *Vegetation.* This category includes the use of street trees to accomplish air pollution and greenhouse gas uptake. The baseline was set at zero to reflect limited tree planting practices at the time of original development.

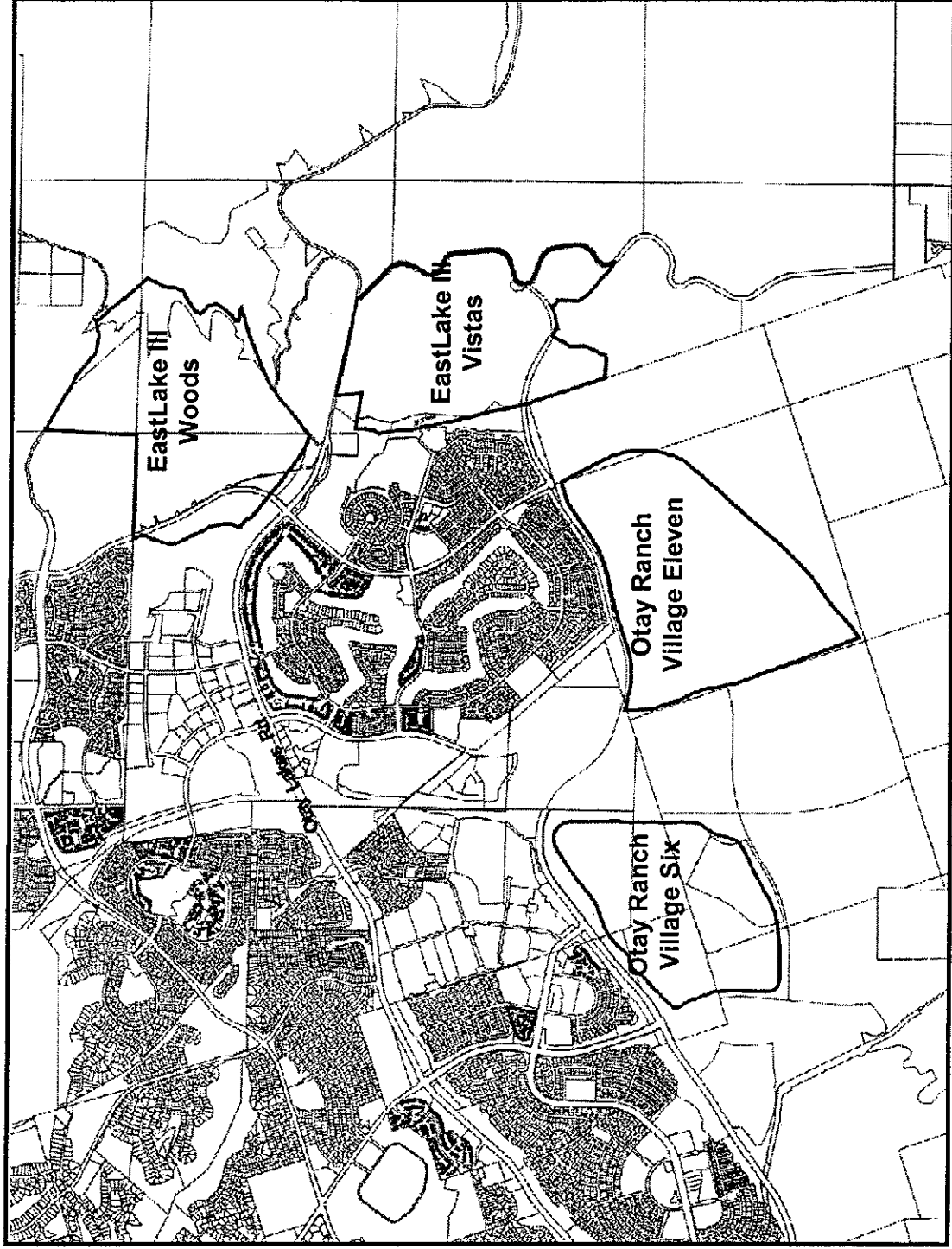
## 2.5 Proposed SPA Plans

The final component of the pilot test was the group of proposed SPAs being modeled for air quality improvement purposes. As shown in Figure 3, the SPAs selected by City staff for the pilot test included:

- *Otay Ranch Village Six.* This is a 386-acre project containing approximately 2000 dwellings and a mix of commercial and public uses.
- *Otay Ranch Village Eleven.* This 489-acre project includes about 2300 dwellings and commercial and public uses.
- *EastLake III.* This is a 748-acre project that includes a 259-acre component known as the Woods with approximately 660 dwellings; and the Vistas, a 229-acre area of about 1400 dwellings and a mix of commercial and public uses.

As originally proposed, these SPAs already contained some level of energy-efficient features that improve air quality and reduce CO<sub>2</sub> emissions. The challenge of the pilot test was to determine if additional benefits can be identified and achieved.

Figure 3  
SPA LOCATIONS



### **3. PILOT TEST**

#### **3.1 Baseline Values**

Having assembled the components of the pilot test, the first step in INDEX modeling was the calculation of the baseline values. As described in the previous section, these are “pre-efficiency” indicator scores representative of land development practices in the 1970s and 80s. These scores form a baseline that current SPA proposals can be judged against.

As shown in Table 4, baseline values were computed by measuring the three pre-efficiency neighborhoods and then calculating a weighted average score for each indicator. Exceptions to the weighted average occur with six indicators as noted in Table 4, where anomalous conditions in the neighborhoods produced scores that could not be considered typical. In these instances, City staff adjusted the values to more common or practical levels (see Table 4 footnotes). To assist in interpreting the baseline scores, Table 4 also includes comments on the scores' relationship to common principles of energy-efficient land-use planning.

#### **3.2 Original SPA Proposals**

Having set baseline values, the next step was INDEX modeling of the original SPA proposals to obtain their indicator scores. Those SPA scores were then compared to the baseline values as shown in Table 5.

The principal finding from the first round of INDEX modeling is that all three original SPA plans are more energy-efficient than the baseline. Village Six is about 9% more energy-efficient than the baseline, Village Eleven is about 11% more efficient, and EastLake 3 is about 5% better.

Table 4  
**BASELINE INDICATOR SCORES**

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Demographics	1. Population	residents	3482	3249	1839		NA	---	
	2. Households	dwelling units	1159	1083	613		NA	---	
	3. Employment	employees	40	245	40		NA	---	
	4. Land Area	acres	199	242	141		NA	---	
Land-Use	5. Development Footprint	acres/resident	0.06	0.07	0.06		residents	0.064	Typical scores for suburban residential.
	6. Street Network Extent	street mi./capita	2.43	2.76	2.66		residents	2.604	Typical scores for suburban residential.
	7. Amenity Proximity (retail)	ft. to closest amenity	2363	3491	4240		dwelling units	3193.902	Distances over 2,640 ft. are pedestrian unfriendly.
	8. Single-Family Dwelling Density	DU/acre	8.22	5.51	6.94		dwelling units	6.917	Typical results for suburban residential.
	9. Multi-Family Dwelling Density	DU/acre	16.66	NA	NA		staff adjusted (1)	16.000	Terra Nova score is favorable; lack of MF in CE 1 & 2 unfairly drags weighted average too low.
	10. Average Residential Density	DU/acre	9.98	5.51	6.94		dwelling units	7.632	Comments above will ripple here.
	11. Employment Density	employees/acre	2.51	12.01	4.08		staff adjusted (2)	12.000	TN & CE2 scores are understandable because of schools only; CE1 is at low end of transit feasibility.

Table 4 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Land-Use Continued	12. Commercial Building Density	avg. floor area ratio	NA	0.08	NA		staff adjusted (3)	0.350	Baseline projects not sufficiently commercial to calculate reasonable baseline of 0.25-0.50; adjusted to conform with applicable development standard.
	13. Use Mix	0 to 1 index	0.33	0.27	0.36		land area (acres)	0.312	Typical suburban residential scores; generally 0.4 or higher denotes high mix areas.
	14. Use Balance	0 to 1 index	0.52	0.34	0.34		land area (acres)	0.402	Typical suburban residential scores; generally 0.75 or higher is desired.
	15. Neighborhood Completeness	% of key uses	40	40	40		residents	40.000	Coincidental identical scores, all favorable; generally 50 or higher is desired.
	16. Block Size	acres	23.48	9.08	10.75		land area (acres)	14.407	Blocks larger than 4-5 acres are pedestrian unfriendly.
	17. Pedestrian Orientation of Buildings	avg. setback ft.	NA	103	NA		feet of setback	103.000	Pedestrian friendly setbacks are 0-30 ft.
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.73	0.81	0.75		no. of ped. intersections	0.764	All favorable scores; generally 0.75 or higher is desired.
	19. Internal Connectivity for Vehicles	0 to 1 index	0.77	0.79	0.66		no. of street intersections	0.742	All favorable except CE2; generally 0.75 is desired.
	20. External Access for Pedestrians	ft. between access points	1138	804	1983		study perimeter (ft.)	1298.648	Scores below 1,200 ft. are favorable.

Table 4 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Land-Use Continued	21. External Access for Vehicles	ft. between access points	1934	2011	2644		study perimeter (ft.)	2184.007	Scores below 1,200 ft. are favorable.
	22. Street Network Density	centerline miles/sq. mi.	15.37	19.71	18.83		land area (acres)	18.013	Typical scores for suburban residential.
	23. Housing Proximity to Transit	ft. to closest stop	1439	1667	861		dwelling units	1401.385	Scores below 1,200 ft. are favorable.
	24. Employment Proximity to Transit	ft. to closest stop	2819	445	984		employees	803.523	Scores below 1,200 ft. are favorable.
	25. Transit-Oriented Residential Density	DU/acre w/ 1/4 mi. stop	11	5	7		staff adjusted (4)	10.000	TN score is favorable, others are not; minimum should be 10.
	26. Transit-Oriented Employment Density	emps./acre w/ 1/4 mi. stop	3	12	4		employees w/in 1/4 mi.	11.252	CE1 score is minimum favorable.
Buildings	27. Title 24 Exceedence	% structures	0	0	0		structures	0	
	28. Building Efficiency Program Participation	% structures	0	0	0		structures	0	
	29. Solar Thermal Applications	% structures	0	0	0		structures	0	
	30. Solar Power Applications	% structures	0	0	0		structures	0	
	31. Vegetative CO2 Uptake	lbs./yr.	0	0	0		land area (acres)	0.000	
	32. Pedestrian Network Coverage	ped. routes/streets ratio	1.41	1.19	1.31		total street miles	1.284	All favorable scores (anything above 1.0)
Transportation	33. Pedestrian Crossing Distance	avg. curb to curb ft.	45	41	39		no. of street intersections	41.726	Pedestrian friendly crossing distances are 30 ft. or less.
	34. Pedestrian Route Directness	walk ft./straightline ft. ratio	1.62	1.76	1.45		dwelling units	1.637	Scores above 1.5 are unfavorable.

Table 4 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Transportation Continued	35. Bicycle Network Coverage	% of streets bikeable	100	100	100		staff adjusted (5)	90.000	
	36. Transit Service Coverage	stops/sq. mi.	8	11	23		land area (acres)	12.873	10-20 is favorable range.
	37. Daily Auto Driving	veh.-mi./day/capita	22	22	22		residents (6)	22.000	Typical suburban value; generally 20 or less is desirable.
Infrastructure	38. Residential Water Use	gal./day/capita	128	171	153		residents (7)	149.667	
Environment	39. Park Space Supply	acres/1000 residents	11.20	3.62	7.89		staff adjusted (8)	3.000	TN score is abnormally high.
	40. Park Proximity	ft. to closest park	2090	2732	1266		dwelling units	2156.611	Distances above 1,200 ft. are unfavorable for pedestrians.
	41. Open Space Supply	% of land area	19	2	6		land area (acres)	8.779	TN score again unusually high; however, weighted average may be reasonable.
	42. Open Space Contiguity	0 to 1 index	0.72	0.53	0.58		open space acres	0.679	Scores above 0.5 are favorable.
	43. Housing Energy Use	MMBtu/yr./capita	28	28	36		residents	31.084	Typical scores.
	44. Household Transportation Energy Use	MMBtu/yr./capita	47	47	47		residents	46.800	Typical suburban score; generally 40 or less is desirable.
	45. Nonresidential Building Energy Use	MMBtu/yr./emp.	N/A	18	N/A		employees	18.026	CE1 score representative of strip malls; generally 12 or less is desirable.
	46. Total Energy Use	MMBtu/yr./person	74	75	81		residents & employees	75.561	Typical suburban residential scores for San Diego region.
	47. NOx Emissions	lbs./yr./person	33.01	33.45	33.82		residents & employees	33.349	Derived from energy scores.
	48. SOx Emissions	lbs./yr./person	0.72	0.83	0.92		residents & employees	0.805	Derived from energy scores.

Table 4 Continued

Element	Indicator	Units	Pre-Efficiency Neighborhoods				Weighted By	Weighted Average	Comments
			Terra Nova	College Estates I	College Estates II				
Environment Continued	49. HC Emissions	lbs./yr./person	58.43	58.44	58.44		residents & employees	58.435	Derived from energy scores.
	50. CO Emissions	lbs./yr./person	452.06	452.13	452.23		residents & employees	452.133	Derived from energy scores.
	51. PM Emissions	lbs./yr./person	0.13	0.14	0.16		residents & employees	0.140	Derived from energy scores.
	52. CO2 Emissions	lbs./yr./person	10238	10566	10846		residents & employees	10492.572	Derived from energy scores.

1. Terra Nova score was consistent with citywide average east of I-805; rounded to 16.0.
2. Terra Nova and College Estates 2 scores are for school employment only and do not include any retail or commercial; College Estates 1 score is typical for suburban strip commercial employment; rounded to 12.0.
3. Adjusted value is based on allowable development standard.
4. College Estates 1 and 2 scores are beneath transit minimum; adjusted value is typical minimum for feasible transit service.
5. All three neighborhood scores are considered unusually high; adjusted value reflects likelihood of less-than-full coverage.
6. Estimated by Criterion and Fehr & Peers based on SANDAG regional data.
7. Water use estimated by INDEX and confirmed with City data.
8. Value adjusted to be consistent with adopted City standard.



Table 5  
ORIGINAL SPA PLAN INDICATOR SCORES

Element	Indicator	Units	Baseline	SPAs		
				OR Village Six	OR Village Eleven	EastLake III
Demographics	1. Population	residents	--	6261	6,974	6173
	2. Households	dwelling units	--	2086	2,304	2,061
	3. Employment	employees	--	241	305	792
	4. Land Area	acres	--	386	489	744
Land-Use	5. Development Footprint	acres/capita	0.064	0.038	0.039	0.071
	6. Street Network Extent	street mi./capita	2.604	1.78	2.05	1.38
	7. Amenity Proximity (retail)	ft. to closest amenity	3193.902	2205	2806	6,224
	8. Single-Family Dwelling Density	* DU/acre	6.917	8.14	7.07	4.50
	9. Multi-Family Dwelling Density	* DU/acre	16.000	24.98	15.80	17.25
	10. Average Residential Density	DU/acre	7.632	12.26	10.39	5.77
	11. Employment Density	* employees/acre	12.000	5.05	6.80	11.25
	12. Commercial Building Density	avg. floor area ratio	0.350 (a)	0.35 (a)	0.35 (a)	0.35 (a)
	13. Use Mix	* 0 to 1 index	0.312	0.37	0.31	0.32
	14. Use Balance	* 0 to 1 index	0.402	0.48	0.49	0.44
	15. Neighborhood Completeness	* % of key uses	40.000	60	60	80
	16. Block Size	acres	14.407	6.14	9.29	18.43
	17. Pedestrian Orientation of Buildings	avg. setback ft.	103.000	15,000 (a)	15,000 (a)	15,000 (a)
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.764	0.99	0.97	0.920
	19. Internal Connectivity for Vehicles	* 0 to 1 index	0.742	0.91	0.91	0.740
	20. External Access for Pedestrians	ft. between access points	1298.648	1279	619	2595
Buildings	21. External Access for Vehicles	ft. between access points	2184.007	1512	1599	4672
	22. Street Network Density	* centerline miles/sq. mi.	18.013	17.86	19.37	15.59
	23. Housing Proximity to Transit	ft. to closest stop	1401.385	944	1560	1327
	24. Employment Proximity to Transit	ft. to closest stop	803.523	1064	1040	1077
	25. Transit-Oriented Residential Density	DU/acre w/ 1/4 mi. stop	10.000	12.26	10.40	6.05
	26. Transit-Oriented Employment Density	emps./acre w/ 1/4 mi. stop	11.252	4	6	10
	27. Title 24 Exceedence	% structures	0	0	0	0
	28. Building Efficiency Program Participation	% structures	0	0	0	0
	29. Solar Thermal Applications	% structures	0	0	0	0
	30. Solar Power Applications	% structures	0	0	0	0
	31. Vegetative CO2 Uptake	lbs./yr.	0.000	179300	163,350	169,950

Table 5 Continued

Element	Indicator	Units	Baseline	SPAs			
				OR Village Six	OR Village Eleven	EastLake III	
Transportation	32. Pedestrian Network Coverage	* ped. routes/streets ratio	1.284	2.18	2.25	1.82	
	33. Pedestrian Crossing Distance	avg. curb to curb ft.	41.726	35	34	52	
	34. Pedestrian Route Directness	* walk ft./straight-line ft. ratio	1.637	1.51	1.38	1.610	
	35. Bicycle Network Coverage	% of streets bikeable	90.000	95	100.000	97	
	36. Transit Service Coverage	stops/sq. mi.	12.873	16	5	18	
	37. Daily Auto Driving	veh.-mi./day/capita	22.000 (b)	22.000 (b)	22.000 (b)	23.00 (b)	
Infrastructure Environment	38. Residential Water Use	gal./day/capita	149.667	150	160	193	
	39. Park Space Supply	acres/1000 residents	3.000	1.50 (c)	2.65 (c)	3.08	
	40. Park Proximity	ft. to closest park	2156.611	1357	1626	1804	
	41. Open Space Supply	% of land area	8.779	10	13	16	
	42. Open Space Connectivity	0 to 1 index	0.679	0.61	0.35	0.67	
	43. Housing Energy Use	MMBtu/yr./capita	31.084	24.352	22.563	28.890	
	44. Household Transportation Energy Use	MMBtu/yr./capita	46.800 (d)	46.801 (d)	46.801 (d)	46.801 (d)	
	45. Nonresidential Building Energy Use	MMBtu/yr./emp.	18.026	14.189	22.364	42.719	
	46. Total Energy Use	MMBtu/yr./person (capita + emp)	75.561	69.045	67.392	71.942	
	47. NOx Emissions	lbs./yr./person (capita + emp)	33.349	32.659	32.507	33.353	
	48. SOx Emissions	lbs./yr./person (capita + emp)	0.805	0.634	0.596	0.806	
	49. HC Emissions	lbs./yr./person (capita + emp)	58.435	58.432	58.431	58.435	
	50. CO Emissions	lbs./yr./person (capita + emp)	452.133	451.983	451.950	452.134	
	51. PM Emissions	lbs./yr./person (capita + emp)	0.140	0.110	0.104	0.140	
	52. CO2 Emissions	lbs./yr./person (capita + emp)	10492.572	9,942.781	9,832.839	10,470.883	

Notes:

- a) Values are assumed based on applicable development regulations.
- b) Typical suburban value; generally 20 or less is desirable.
- c) Additional park acreage is provided off-site to meet the City requirement of 3 acres/1000 residents.
- d) Typical suburban value; generally 40 or less desirable.

\* "Top ten" indicators of urban design-based energy efficiency.

Notable characteristics of the SPAs and differences between their scores and the baseline are summarized below by element category:

- *Demographics* Villages Six and Eleven are relatively similar, each with about 350–500 acres of land accommodating 6,000–7,000 residents, and a relatively small amount of non-residential uses equating to 250–300 jobs. EastLake III is notably larger in land area at approximately 750 acres, and in employment at about 800 jobs.
- *Land-use* Villages Six and Eleven generally score better than EastLake III in comparison to baseline values. Villages Six and Eleven have favorable residential densities, neighborhood completeness, circulation connectivity, and proximity to transit. EastLake III enjoys better employment density and the highest neighborhood completeness, but unfavorable scores in residential density and some circulation features, e.g. walk distance to retail and transit-oriented residential density. In general, all three SPAs achieve their energy and emissions advantage over the baseline in this element primarily through higher total population densities, which reduces space conditioning, travel, and infrastructure energy use.
- *Transportation* There was little change between SPA scores and baseline values in this element, except for significant increases in pedestrian network coverage in all three SPAs, and a drop in transit service coverage in Village Eleven.
- *Infrastructure* Villages Six and Eleven residential water use scored close to the baseline, while EastLake III was notably higher due to its lower density, larger lots whose greater amount of landscaping is estimated to consume more water.
- *Environment* Village Six has a park space supply score notably below the City standard (but is nonetheless meeting its park demand through the provision of a seven-acre neighborhood park on-site consistent with City requirements, and the community park acreage is being met off-site pursuant to the Otay Ranch General Development Plan). Villages Six and Eleven improved park proximity for their residents in comparison to the baseline, but that distance worsened in EastLake III. Village Eleven's open space contiguity score is unusually low, suggesting unfavorable fragmentation of spaces (generally 0.5 or higher is desirable). This element also contains the energy and emission scores that summarize the combined effects of land-use, buildings, transportation, and infrastructure. Of the ten energy and emission indicators, the principal indicator is total energy use per year by residents and employees combined. All three SPAs exceed the baseline in efficiency terms, largely due to higher

population densities. The SPAs' favorable energy scores are mirrored by similar reductions in pollutant and greenhouse gas emissions.

### **3.3 Modified SPA Proposals**

The next step in the pilot test was an invitation for developers to submit modified SPA plans that achieved even greater energy efficiency and air quality than the original proposals. SPA developers had the following options available for modifying their plans in ways that further increased energy efficiency and improved air quality:

- *Land-use density.* This is the intensity of use on properties measured in dwelling units per acre for residential uses and employees per acre for non-residential uses. Extensive research nationally and internationally has conclusively demonstrated that the strongest urban planning technique for increasing energy efficiency is increasing land-use density. Density increases produce significant energy savings in building space conditioning, travel, and infrastructure operations. Although it may have been too late for major density changes in the three test SPAs, this option should be examined in future SPA processes because of its sizable benefits.
- *Land-use diversity.* This is the mix of residential and non-residential uses in an area. Research has also demonstrated that another important technique for increasing energy efficiency is increasing the diversity of land-uses. Greater diversity produces energy savings in the same space conditioning, travel, and infrastructure end-uses as density does through better use of system capacities. Again, it may have been too late to consider diversity changes in the three test SPAs, but the option warrants future consideration in other SPAs.
- *Multimodal circulation design.* Another strong technique for saving energy in land development is designing an efficient and convenient multimodal circulation system. Such a system is composed of features that allow walking, biking, and transit use in addition to auto driving. Important components include relatively dense street networks, completeness of sidewalks, and relatively direct routes from common origins to popular destinations. As with density and diversity, it may have been too late for significant circulation changes in the test SPAs.
- *Building construction standards.* SPA developers may opt for a commitment to reduce building energy use by exceeding Title 24. Developers could propose the amount of Title 24 exceedence per building type and the number of buildings that will participate in such exceedence. A developer could exercise this option by committing to a utility or comparable energy efficiency

program that offers beyond-code services, or by simply committing that merchant builders will achieve the stipulated exceedence by means of their own choosing.

- *Solar systems.* SPA developers could opt to reduce grid-supplied energy by installing solar thermal or PV systems in buildings. Developers could propose the type and capacity of systems to be used, and the number of structures that will receive such systems.
- *Tree planting.* This category allowed SPA developers to offer additional tree planting that will offset greenhouse gas emissions. Selection of this option will not improve a SPA's energy efficiency or air pollutant emissions, but will help mitigate climate change.

After consideration of these options, the test SPA developers voluntarily selected the following action measures to improve their projects' energy efficiency and air quality:

- *EastLake III.* 72 single-family homes will achieve a 15% Title 24 exceedence using ComfortWise, SDG&E California Energy Star Program, or equivalent program; 255 single-family homes will achieve a 15% Title 24 exceedence using the SDG&E California Energy Star Program; and an additional 855 trees will be planted.
- *Otay Ranch Village Six.* 482 single-family homes will achieve a 10% Title 24 exceedence using designer/builder-selected measures; and an additional 792 trees will be planted.
- *Otay Ranch Village Eleven.* No additional measures selected.

With these modifications, the SPA plans were modeled again to recalculate indicator scores and identify final energy savings and air quality improvements. These results are shown in Table 6 indicating an approximate 1% energy use reduction for EastLake III and Village Six between original and modified plans. Also, the additional tree planting in EastLake III and Village Six resulted in beneficial CO<sub>2</sub> uptake increases of 25% and 22%, respectively.

Table 6  
**MODIFIED SPA PLAN INDICATOR SCORES**

Element	Indicator	Units	Baseline	Original Village Six	Modified Village Six	Original EastLake III	Modified EastLake III
Demographics	1. Population	residents	--	6261	6261	6173	6173
	2. Households	dwelling units	--	2086	2086	2061	2061
	3. Employment	employees	--	241	241	792	792
	4. Land Area	acres	--	386	386	744	744
Land-Use	5. Development Footprint	acres/resident	0.064	0.038	0.038	0.071	0.071
	6. Street Network Extent	street mi./capita	2.604	1.78	1.78	1.38	1.38
	7. Amenity Proximity (retail)	ft.	3193.902	2205	2205	6224	6224
	8. Single-Family Dwelling Density	DU/acre	6.917	8.14	8.14	4.50	4.50
	9. Multi-Family Dwelling Density	DU/acre	16.000	24.98	24.98	17.25	17.25
	10. Average Residential Density	DU/acre	7.632	12.26	12.26	5.77	5.77
	11. Employment Density	emps./acre	12.000	5.05	5.05	11.25	11.25
	12. Commercial Building Density	ratio	0.350	0.35	0.35	0.35	0.35
	13. Use Mix	0 to 1 index	0.312	0.37	0.37	0.32	0.32
	14. Use Balance	0 to 1 index	0.402	0.48	0.48	0.44	0.44
	15. Neighborhood Completeness	% of key uses	40.000	60	60	80	80
	16. Block Size	acres	14.407	6.14	6.14	18.43	18.43
	17. Pedestrian Orientation of Buildings	ft.	103.000	15.000	15.000	15.000	15.000
	18. Internal Connectivity for Pedestrians	0 to 1 index	0.764	0.99	0.99	0.920	0.920
	19. Internal Connectivity for Vehicles	0 to 1 index	0.742	0.91	0.91	0.740	0.740
	20. External Access for Pedestrians	ft. between points	1298.648	1279	1279	2595	2595
	21. External Access for Vehicles	ft. between points	2184.007	1512	1512	4672	4672
	22. Street Network Density	miles/sq. mi.	18.013	17.86	17.86	15.59	15.59
	23. Housing Proximity to Transit	ft. to closest stop	1401.385	944	944	1327	1327
	24. Employment Proximity to Transit	ft. to closest stop	803.523	1064	1064	1077	1077
	25. Transit-Oriented Residential Density	DU/acre w/i 1/4 mi.	10.000	12.26	12.26	6.05	6.05
	26. Transit-Oriented Employment Density	emps./acre w/i 1/4 mi.	11.252	4	4	10	10

Table 6 Continued

Element	Indicator	Units	Baseline	Original Village Six	Modified Village Six	Original EastLake III	Modified EastLake III
Buildings	27. Title 24 Exceedence	% structures	0	0	46	0	23
	28. Building Efficiency Program Participation	% structures	0	0	0	0	0
	29. Solar Thermal Applications	% structures	0	0	0	0	0
	30. Solar Power Applications	% structures	0	0	0	0	0
Transportation	31. Vegetative CO2 Uptake	lbs./yr.	0.000	179300	218900	169950	212700
	32. Pedestrian Network Coverage	ped. routes/streets ratio	1.284	2.18	2.18	1.82	1.82
	33. Pedestrian Crossing Distance	ft. curb to curb	41.726	35	35	52	52
	34. Pedestrian Route Directness	walk ft./straightline ft. ratio	1.637	1.51	1.51	1.610	1.610
	35. Bicycle Network Coverage	% of streets bikeable	90.000	95	95	97	97
	36. Transit Service Coverage	stops/sq. mi.	12.873	16	16	18	18
	37. Daily Auto Driving	veh-mi./day/capita	22.000	22.000	22.000	23.000	23.000
	38. Residential Water Use	gal./day/capita	149.667	150	150	193	193
	39. Park Space Supply	acres/1000 residents	3.000	1.50	1.50	3.08	3.08
	40. Park Proximity	ft. to closest park	2156.611	1357	1357	1804	1804
	41. Open Space Supply	% of land area	8.779	10	10	16	16
	42. Open Space Contiguity	0 to 1 index	0.679	0.61	0.61	0.67	0.67
Infrastructure Environment	43. Housing Energy Use	MMBtu/yr./capita	31.084	24.352	23.529	28.890	28.040
	44. Household Transportation Energy Use	MMBtu/yr./capita	46.800	46.801	46.801	46.801	46.801
	45. Nonresidential Building Energy Use	MMBtu/yr./emp	18.026	14.189	14.189	42.719	42.719
	46. Total Energy Use	MMBtu/yr./person	75.561	69.045	68.254	71.942	71.189
	47. NOx Emissions	lbs./yr./person	33.349	32.659	32.574	33.353	33.272
	48. SOx Emissions	lbs./yr./person	0.805	0.634	0.613	0.806	0.786
	49. HC Emissions	lbs./yr./person	58.435	58.432	58.431	58.435	58.435
	50. CO Emissions	lbs./yr./person	452.133	451.983	451.964	452.134	452.116
	51. PM Emissions	lbs./yr./person	0.140	0.110	0.110	0.140	0.140
	52. CO2 Emissions	lbs./yr./person	10492.572	9942.781	9873.000	10470.883	10403.764

### 3.4 Final Results

Based on the modified SPA plans, the pilot test's final results for energy savings, air quality improvements, and greenhouse gas reductions are as follows:

	<b>Baseline</b>	<b>Village Six</b>	<b>Village Eleven</b>	<b>EastLake III</b>
Total energy use (MMBtu/yr/capita)	75.56	68.25	67.39	71.19
% energy reduction	---	9.70	10.80	5.80
Total air pollutant emissions (lbs/yr/capita)	544.85	543.68	543.59	544.75
% air pollutant emissions reduction	---	0.21	0.23	0.01
Total greenhouse gas emissions (lbs/yr/capita)	10,493.00	9,873.00	9,833.00	10,404.00
% greenhouse gas emissions reduction	---	5.90	6.29	0.85



# **WATER CONSERVATION PLAN**

## **SECTIONAL PLANNING AREA (SPA) PLAN EASTLAKE III GDP**

### **EASTLAKE III – WINDSTAR POINTE RESORT**

#### **ADDENDUM APRIL 2008**

**Amendment Adopted April 8, 2008**  
by Resolution No. 2008-095

*Project Sponsor*

**Windstar Communities**

11149 N. Torrey Pines Road, Suite 250  
La Jolla, CA 92037  
Contact: Eric L. Heffner  
(858) 587-2100

*Prepared by:*

**Bud Gray & Associates**

2452 Arrowhead Court  
Chula Vista, CA 91915  
Contact: Bud Gray  
(619) 656-801

*Edited by:*

**PBS&J**

9275 Sky Park Court  
San Diego, CA 92123  
Contact: Jennifer Duffy  
(858) 874-1810

## **SECTION II.8 WATER CONSERVATION PLAN**

### TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
II.8.1 Executive Summary .....	II.8-1
II.8.2 Introduction .....	II.8-2
II.8.3 Purpose .....	II.8-3
II.8.4 Project Description.....	II.8-4
II.8.5 Water Service & Supply .....	II.8-6
II.8.6 Projected Water Use.....	II.8-7
II.8.7 State and Federal Water Conservation Requirements.....	II.8-8
II.8.8 Local Water Conservation Requirements .....	II.8-9
II.8.9 Water Conservation Estimated Savings .....	II.8-10
II.8.10 Implementation Measures .....	II.8-12
II.8.11 Monitoring .....	II.8-14

## LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table 1 Water Conservation Measures .....	II.8-1
Table 2 Potable Water Demand .....	II.8-7
Table 3 Irrigation Demand .....	II.8-7
Table 4 Total Water Conservation Estimate .....	II.8-11

## LIST OF EXHIBITS

<u>EXHIBIT</u>	<u>PAGE</u>
WC-1 Site Utilization Plan .....	II.8-5

## **II.8.1 Executive Summary**

When the EastLake III SPA was originally adopted, the entire project was included in a water conservation pilot program to determine which conservation measures were practical and efficient. Based on the results from that program, the City of Chula Vista has established a formal program of water conservation measures to be included in new SPAs or SPA amendments such as the proposed EastLake III Windstar Pointe Resort. This Water Conservation Plan implements those requirements for the SPA Amendment project area.

As detailed in this plan, numerous features have been included in the project and commitments made by the developer to minimize the use of water during the construction and use of development within the EastLake III Windstar Pointe Resort. These measures are expected to result in an average water savings of 0.009 million gallons per day (MGD).

The following water conservation measures will be implemented in the project:

**Table 1**  
**Water Conservation Measures**

- Hot Water Pipe Insulation
- Pressure Reducing Valves
- Water Efficient Dishwashers
- Evapotranspiration Controllers
- Water Efficient Landscaping

## **II.8.2 Introduction**

The EastLake III Windstar Pointe Resort is a development component of the EastLake Planned Community located in the eastern portion of the City of Chula Vista (City). The EastLake III SPA includes two separate residential neighborhoods, EastLake Woods and Eastlake Vistas, and a mixed-use “Activity Core” at the southern end of the SPA, adjacent to the Olympic Training Center (OTC) entrance. The predominate land use in the EastLake III SPA is single family residential with a large complement of public school sites, a commercial site and a CPF site in the Activity Core, and a greenbelt along Salt Creek. The proposed Windstar Pointe Resort will be located in the Activity Core, at the southern end of the EastLake Vistas neighborhood on a parcel that was originally designated visitor commercial uses but was never developed.

The approach to water conservation outlined in this plan is intended to be comprehensive and implemented throughout the life of the development project. Water conservation during construction and after occupancy is addressed, as well as the installation of water conserving landscaping, appliances and fixtures.

The following are goals of the EastLake III Windstar Pointe Resort Water Conservation Plan (WCP):

1. To conserve water during and after construction of the project.
2. To comply with the water conservation standards and policies of the City of Chula Vista and Otay Water District.
3. To create a comprehensive framework for the design, implementation and maintenance of water conserving measures, both indoor and outdoor.
4. To be economically efficient and cost effective.

### **II.8.3 Purpose**

The purpose of this Water Conservation Plan (WCP) is to respond to the Growth Management Policies of the City of Chula Vista which require larger development projects to prepare a WCP. The water conservation measures presented in this plan are intended to respond to the long term need to conserve water in new development.

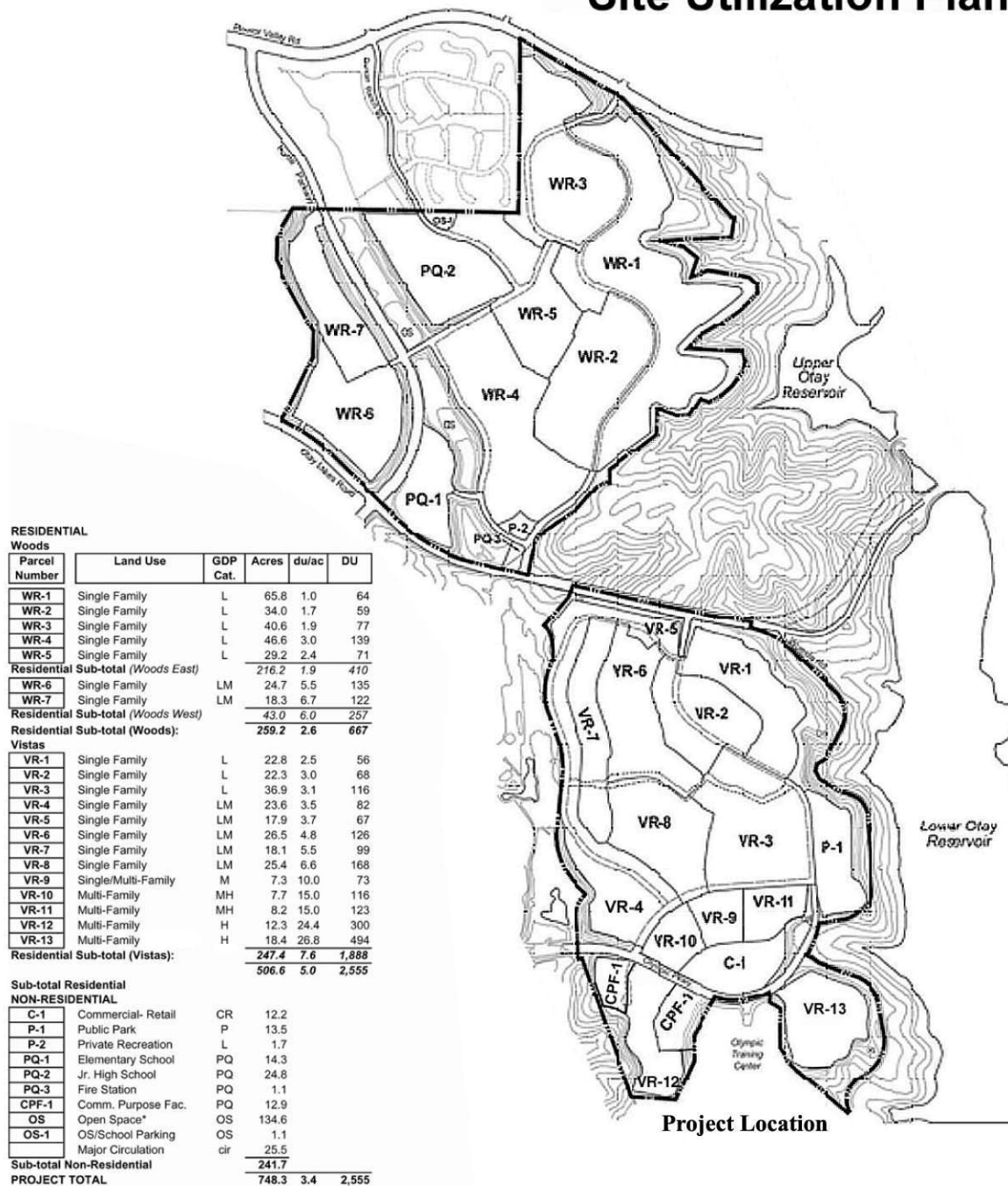
The City has adopted formal guidelines for the preparation and implementation of the required WCPs. This WCP incorporates the requirements of the adopted guidelines by following the mandated format for WCPs and incorporating the required water conservation measures into the EastLake III Windstar Pointe Resort. The guidelines require the following water conservation measures in all large residential projects subject to WCP requirements:

- Hot water pipe insulation
- Pressure reducing valves
- Water efficient dishwashers
- At least one water conservation measure from the outdoor category identified on the Residential Water Conservation Measures list.
- At least one additional water conservation measure from either the indoor or outdoor categories identified on the Residential Water Conservation Measures list.

## **II.8.4 Project Description**

The EastLake III Windstar Pointe Resort is an amendment to the adopted EastLake SPA Plan to convert a parcel designated for tourist commercial development to multi-family residential development. The 18.4 acre parcel is located within the Activity Core of EastLake III, just east of the entrance to the OTC. The site is accessed via Olympic Parkway and overlooks Lower Otay Reservoir (see Site Utilization Plan Exhibit WC-1). The parcel is proposed to be developed with 494 dwelling units in multi-story buildings at an average density of 26.8 dwelling units/acre.

# Site Utilization Plan



**EASTLAKE III**  
A planned community by The EastLake Company

Civil Land Planning  
New Projects due 1st Month 2006  
6/20/06

**Exhibit WC-1**



## **II.8.5 Water Service & Supply**

Most of the potable water used in San Diego County is imported from the Colorado River and the Sacramento-San Joaquin Rivers Delta. A small portion is from local surface water storage reservoirs and groundwater.

The Otay Water District (OWD) provides water service to the EastLake III SPA project area. The OWD is a member of the San Diego County Water Authority (CWA) which purchases the imported water from the Metropolitan Water District of Southern California (MWD). The OWD obtains filtered water from CWA and delivers it local customers.

The EastLake III SPA is located within the OWD's Central Service Area. The project will receive its water supply from the District's Central Area System. Potable water is provided to the Central Service Area of the Otay Water District via the Second San Diego Aqueduct. Water is delivered at aqueduct connections No. 10 and No. 12 and is conveyed by gravity to the Central Service Area emergency/operating reservoirs at a grade of 624 feet. Water is then pumped to the existing 711 and 980 service zones. The proposed EastLake III Windstar Pointe Resort will be served from the 980 service zone.

The OWD also provides recycled water to the project area. The District owns and operates the Ralph W. Chapman Water Recycling Facility located near the intersection of Singer Lane and Highway 94. This plant has a stated capacity of 1.3 million gallons of recycled water per day for non-potable water uses such as irrigation of golf courses, school playing fields, public parks, and public landscaping. An additional recycled water supply will be available from the City of San Diego's 15.0 million gallons per day (MGD) capacity South Bay Water Reclamation Plant, which is located in the Tijuana River Valley at Monument and Dairy Mart Roads near the Mexican border. The initial phase of this plant was recently completed.

Recycled water requirements for the project will be coordinated by the Otay Water District and the City of Chula Vista. The phased construction of potable and recycled water facilities, based on the District-approved master plans, will be incorporated into the EastLake III SPA Public Facilities Financing Plan and/or subdivision map conditions for the project to assure timely provision of required facilities. The current tentative map conditions do not require recycled water use to this project because of its proximity to the Otay Lakes and the potential for recycled water runoff to the lakes.

## II.8.6 Projected Water Use

This section presents information on the anticipated water demand of the EastLake III Windstar Pointe Resort only. As noted previously, the remainder of the EastLake III SPA development was included in the City of Chula Vista's Water Conservation Pilot Program and the adopted Water Conservation Plan remains in effect for that area outside of the EastLake III Windstar Pointe Resort.

Table 2 shows projected water use in the EastLake III Windstar Pointe Resort, based on average use rates from the Otay Water District's 2002 Water Resources Master Plan, which do not reflect significant conservation measures, and the proposed land use statistics.

**Table 2**  
**Potable Water Demand**

Land Use	Net Area (ac)	Dwelling Units	Unit Demand	Average Annual Day Demand (gpd)*
MF Residential	18.4	494	300 gpd/du	148,200
<b>TOTAL</b>				<b>0.148 mgd</b>
* gpd = gallons per day; mgd = million gallons per day				

The projected demand for landscape irrigation in the EastLake III Windstar Pointe Resort is 0.006 MGD, as shown in Table 3 below.

**Table 3**  
**Irrigation Demand**

Land Use	Net Area (ac)	Percent Irrigated	Irrigated Area (ac)	Irrigation Rate (gpd/ac)	Average Day Demand (gpd)*
MF Residential	18.4	15%	2.8	2,152	5,940
<b>TOTAL</b>					<b>0.006 mgd</b>
* gpd = gallons per day; mgd = million gallons per day					

## **II.8.7 State & Federal Water Conservation Requirements**

Some water conservation measures are mandated by state or federal law. The federal water efficiency plumbing standards were included in the Energy Policy Act enacted in 1992, and effective January 1, 1994. Passage of the Act provided a uniform standard for manufacturers of water-using fixtures including ultra-low-flow toilets, low-flow showerheads and faucets, aerators, washing machines and other appliances and fixtures.

State regulation of water efficiency is based on the California Constitution and Water Code. The Constitution provides the basis for efficient water use and is the foundation for the state's subsequent policies and mandates regarding water conservation and reuse. Additionally, the Urban Water Management Planning Act which was adopted by the California Legislature in 1983 and amended serially through 1995. The Act requires advance planning for water supplies to meet projected demands in the short term and long term with emphasis on water conservation, water recycling, emergency planning for drought restrictions on water use, among other provisions.

In California, regulation of manufacturing and installation of hot-water-related plumbing fittings is under the jurisdiction of the California Energy Commission. The efficiency requirements and regulations are incorporated in the California Code of Regulations Title 20, Appliance Efficiency Regulations. These regulations establish the maximum flow rate for all new showerheads, lavatory faucets, sink faucets, and tub spout diverters manufactured, sold or offered for sale in California.

In effect, current federal and state legislation require the use of certain plumbing devices that meet specified maximum flow rates. These devices include:

- Showerheads
- Lavatory Faucets
- Sink Faucets
- Metering Faucets in Public Restrooms
- Tub Spout Diverters
- Residential Water Closets
- Flushometer Valves
- Commercial Water Closets
- Urinals

Water savings in a typical single family home in Southern California through use of mandated fixtures has been calculated to be approximately 25% of the pre-conservation total.

## **II.8.8 Local Water Conservation Requirements**

In addition to the State and Federal requirements identified above, the City of Chula Vista and the Otay Water District have also adopted water conservation requirements.

The City of Chula Vista Growth Management Ordinance, Municipal Code Section 19.09.050C, requires a Water Conservation Plan (WCP) to be submitted with all Sectional Planning Area (SPA) Plans. The WCP is to provide an analysis of water usage requirements of the proposed project, as well as a detailed plan of proposed measures for water conservation, use of reclaimed water, and other means of reducing per capita water consumption from the proposed project, as well as defining a program to monitor compliance.

As noted in Section II.8.3 Purpose, all projects subject to a WCP are required to include a specific set of water conservation measures from a menu provided by the City. Per that requirement, the following water conservation measures will be incorporated in the EastLake III Windstar Pointe Resort, which is entirely residential:

- Hot water pipe insulation
- Pressure reducing valves
- Water efficient dishwashers
- Evapotranspiration Controllers
- Water-efficient landscaping for all developer and builder installed landscaping

These measures are detailed along with estimates of water savings due to conservation in the following chapter.

Landscape irrigation is another significant opportunity for water conservation and local agencies have established their own mandates. The City of Chula Vista Landscape Manual requires the use of recycled water, if available, for landscape irrigation within all designated areas as allowed by state and local health codes. Further, Section 26 of the OWD ordinances state that it is the District's policy that reclaimed water shall be used "...whenever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment." The use of recycled water in the EastLake III Windstar Pointe Resort is not a condition of the current tentative map because of the project's proximity to Otay Lakes and the potential for excess recycled water to runoff to the lakes.

## II.8.9 Water Conservation Estimated Savings

Each of the selected water conservation measures included in the project is detailed below along with an estimate of the water savings associated with each.

### Indoor Measures

#### *Hot Water Pipe Insulation*

Insulation of hot water pipes and separation of the hot and cold pipes to reduce heat exchange can reduce the amount of time a faucet will need to flow to produce hot water. The estimated water savings is 2,400 gallons per residential unit per year.

#### *Pressure Reducing Valves*

Installation of a pressure-reducing valve at the water service connection can maintain the pressure below 60 psi, reducing the volume of leakage that may be present and prevent excessive flow of water from all appliances and fixtures. The estimated water savings is 1,800 gallons per residential unit per year.

#### *Water-Efficient Dishwashers*

Dishwashers with water saving features such as water level sensors instead of timed fillers. The estimated water savings is 650 gallons per unit per year.

### Outdoor Measures

#### *Evapotranspiration Controllers*

Timed, fixed irrigation scheduling based on estimates of actual plant evapotranspiration rates. Radio signal from a central control station or satellite transmits information to the controllers to operate the sprinklers for the appropriate length of time. The estimated water savings with evapotranspiration controllers is 20,000 gallons per year per single family residential unit. This projected water savings is excessive for a 494 unit apartment complex which is estimated to only use an average of 5940 gallons per day (2.17 million gallons per year) for irrigation. For this analysis, it is assumed that 10 percent of the irrigated water use or 0.217 million gallons per year can be conserved through use of evapotranspiration controllers.

#### *Water-Efficient Landscaping*

Guidelines for water-efficient landscaping are included in the City's Landscape Design Manual. Water efficient landscaping will be utilized on all developer and builder installed landscaping. The estimated water savings by using water efficient landscaping is up to 50 percent of non-efficient landscaping. For a 2,100 square foot (0.048 acre) landscaped area, a water savings of 12,000 gallons per year is estimated. This is equivalent to 250,000 gallons per acre. If 2.8 acres is projected to be irrigated, then the water savings would be 700,000 gallons per year.

Based on the savings estimates associated with each of the water conservation measures detailed above, the total water conservation estimate for the EastLake III Windstar Pointe Resort is 0.009 million gallons per day, per Table 4 below.

**Table 4**  
**Total Water Conservation Estimate**

<b>Conservation Measure</b>	<b>Estimated Savings (gallons per year)</b>	<b>Units/Acres</b>	<b>Conservation Estimate (gallons/year)</b>
Hot Water Pipe Insulation	2,400 per MF Unit	494	1.186 million
Pressure Reducing Valve	1,800 per MF Unit	494	0.889 million
Water Efficient Dishwasher	650 per MF Unit	494	0.321 million
Evapotranspiration Controllers	6 77,500 per acre	2.8	0.217 million
Water Efficient Landscaping	250,000 per acre	2.8	0.700 million
<b>TOTAL</b>			<b>3.313 million</b>
<b>Average Daily Savings</b>	<b>--</b>		<b>0.009 MGD</b>

## II.8.10 Implementation Measures

### Implementation Measures

In addition to the implementation measures outlined in the previously adopted EastLake III SPA, the Applicant of the subject Project has committed to following the water conservation measures:

- Indoor water conservation measures:
  - Hot-Water Pipe Insulation: Install insulation on all hot water pipes in all common areas and all tenant-developed areas.
  - Pressure Reducing Valves: Provide pressure reducing valves at all meters, set to deliver water at no higher than 60 psi.
- At least one outdoor water conservation measure and at least one additional water conservation measure from either the indoor or outdoor categories.
  - Outdoor Water Conservation Measures
    - Water Efficient Irrigation System – Use of rain sensors and soil moisture measuring devices for scheduling and controlling all landscape irrigation programs in commercial, industrial and business centers including tenant areas.
    - Evapotranspiration (ET) Controllers – Timed, fixed irrigation scheduling based on estimates of actual plant evapotranspiration rates. Radio signal from a central control station or satellite transmits information to the controllers to operate the sprinklers for the appropriate length of time.
    - Water-Efficient Landscaping – Use of native vegetation and drought tolerant plant materials, avoiding grass and turf to the extent practical and use of irrigation systems and controllers as required by the Chula Vista Landscape Manual Use. In addition, the use of drip irrigation where possible and restriction of sprinkler irrigation as recommended by the water purveyors.
    - Recycled Water – Expand use of recycled water beyond areas mandated by the water purveyor to those areas where landscaping is within a reasonable reach of recycled water pipelines, to the extent that such use is acceptable to regulatory authorities.
    - Outdoor Garden Sales – All tenants with outdoor garden sales areas to install micro-irrigation systems (trickle or drip irrigation) and provide water conservation educational materials for consumers.

- Indoor Water Conservation Measures
  - Dual-Flush Toilets – Install dual-flush (ULFT) toilets in public restrooms including gas station restrooms.
  - Waterless Urinals – Install waterless urinals in public restrooms (men's rooms) including gas station restrooms.
  - Pre-Rinse Sprayer on Sinks – Install automatic shut-off sprayer for pre-rinsing dishes with a maximum flow rate of 1.6 gpm in all restaurant and fast-food units.
  - High-Efficiency Dishwashers – Install high-efficiency dishwashers in restaurant buildings.
  - Air-Cooled Ice Machines – Install air-cooled ice machines instead of water-cooled machines in restaurants.
  - Conductivity Meters – Install conductivity meters on cooling towers to regulate cycling of cooling water and chemicals.
- Optional Water Conservation Measures
  - Sub-meter all individual tenants in buildings.
  - Provide educational materials and guidance to tenants.

### Implementation Timing

The implementation measures shall be incorporated in the building plans and installed prior to issuance of certificate of occupancy.



### **II.8.11 Monitoring**

In order to ensure that all provisions of this plan are met, the standard review of landscape and construction documents performed by the City will include an evaluation of compliance with the provisions of this Water Conservation Plan. This approach will allow for a formal determination by the City that each of the required measures is implemented. Future discretionary or administrative actions with regard to development within the EastLake III Windstar Pointe Resort (*e.g.*, tentative map, building or grading permit, *etc.*) may be utilized to address or ensure compliance with the prescribed water conservation measures.

# EASTLAKE III SPA WATER CONSERVATION PLAN

April 2002

PBS&J Project No.: 131/620911.01

Prepared For:



Prepared By:



175 Calle Magdalena  
Encinitas, CA 92024

By: *Daniel S. Brogadir*  
Daniel S. Brogadir  
Project Manager



# Acknowledgements

---

## PROJECT TEAM

### EastLake Company:

619-421-0127

Guy Asaro  
Bill McKibbin

Vice President  
Assistant Project Manager

### ONA:

858-292-2020

Barbara Gilman

Project Manager

### PBS&J:

760-753-1120

Daniel S. Brogadir  
Cynthia S. Peraza

Project Manager  
Project Engineer

# Table of Contents

---

CHAPTER	PAGE
---------	------

Abbreviations and Terms .....	iii
-------------------------------	-----

## Water Conservation Plan

II.8.1	Executive Summary .....	1
II.8.2	Introduction .....	2
II.8.3	Purpose .....	2
II.8.4	Water Supply and Service .....	5
II.8.5	Projected Water Use .....	5
II.8.6	Mandated Conservation Measures .....	8
II.8.7	Non-Mandated Conversation Measures .....	8
II.8.8	Water Conservation Target .....	11
II.8.9	Implementation Measures .....	12
II.8.10	Monitoring .....	13

## Tables

1	Adopted Land Use .....	4
2	Projected EastLake III Potable Water Demand .....	6
3	Projected Recycled Water Demands .....	7
4	EastLake III Potable Water Savings Due To Non-Mandated Measures ...	12

## Appendices

A	Site Utilization Plan
B	Otay Water District Ordinance
C	Proposed Recycled Water Use Areas
D	Water Efficient Landscaping Pallets
E	City Review Comments

N:\131\62091\1\01\Reports\April 2002 EastLake WCP\14 APR2002 EastLake WCP Report - REVISED 051502.doc

# Abbreviations and Terms

## Abbreviations

ac	Acre
CAS	Central Area System
CPF	Community Purpose Facility
CSA	Central Service Area
CFD	Community Facilities District
DU	Dwelling Unit
HOA	Home Owners Association
GDP	General Development Plan
gpd	Gallons per day
gpm	Gallons per minute
MG	Million gallons
MGD	Million gallons per day
MWD	Metropolitan Water District
psi	Pounds per square inch
SDCWA	San Diego County Water Authority
SPA	Sectional Planning Area
WCP	Water Conservation Plan
WRF	Water Recycling Facility
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

## Terms

District	Otay Water District
Project	EastLake III
City	City of Chula Vista

## WATER EQUIVALENCIES TABLE

Measure		Equivalencies		
1 cubic foot	(cf)	7.48	gallons	(gal)
1 cubic foot per second	(cfs)	62.4	pounds of water	(lbs)
1 acre-foot	(ac-ft)	43,560	cubic feet	(cf)
1 ac-ft		3,259,000	gallons	(gal)
1 cfs		450	gallons per minute	(gpm)
1 cfs		646,320	gallons per day	(gpd)
1 million gallons per day	(mgd)	1,120	acre-feet per year	(ac-ft/yr)

Note:

An acre-foot covers 1 acre of land 1 foot deep

## **Section II.8 - Water Conservation Plan**

---

### **II.8.1 Executive Summary**

The EastLake III development (Project) is a master-planned community located within the City of Chula Vista (City). The Project encompasses approximately 793 acres and is bordered by the Rolling Hills Ranch development to the north, and the planned EastLake Business Center II, EastLake Trails subdivision, and Otay Ranch Village 11 to the west. The Upper and Lower Otay Reservoirs form the eastern boundary of the Project. The Project area consists of two subdivisions identified in the EastLake III General Development Plan (GDP) as EastLake Woods and EastLake Vistas. Additionally, the Project includes the property located directly adjacent to the southern boundary of the Olympic Training Center referred to as the Panhandle Site which is designated as part of a future University of California campus.

The City's Growth Management Ordinance requires that all major development projects consisting of 50 dwelling units or more prepare a Water Conservation Plan (WCP) at the time of Sectional Planning Area (SPA) plan preparation. Since there are currently no formal guidelines for the preparation of the WCP, developers have typically prepared the required plans based primarily on State and Federally mandated water conservation measures and closely reflect the requirements of the local water districts.

The City has undertaken an effort to develop and adopt guidelines for the preparation and implementation of required WCPs. The plan is intended to respond to the long-term need to conserve water in new and future developments. Additionally, it is intended that the plan will be implemented over the life of the projects and will establish standards that will be acceptable to future project residents regardless of water availability.

The City's effort involves a pilot study of three master-planned projects, including the EastLake III development. The pilot study will evaluate the relative effectiveness, costs, and issues associated with the implementation of additional water conservation measures beyond those currently mandated. Specific non-mandated water conservation measures identified for implementation in the EastLake III project include:

- Hot water pipe insulation
- Pressure reducing valves
- Water efficient dishwashers
- Evapotranspiration (ET) Controllers
- Drought tolerant landscaping
- Educational Program

The estimated total potable water savings for the Project due to implementation of the non-mandated quantifiable conservation measures is approximately 59,566 gallons per day (gpd), which is approximately 5.3 percent of the total projected potable water demand for the Project. Additional conservation measures are estimated to reduce the projected total potable water demand by an additional 59,070 gallons per day (gpd), which is also approximately 5.3%. Note that recycled water conservation measures were not included in the estimated savings through non-mandated measures.

Merchant builders will be encouraged to display the following conservation measures in model homes and offer them as options to potential homebuyers.

- Dual Flush Toilets
- High-Efficiency Washing Machines
- Hot-Water On-Demand Units

### II.8.2 Introduction

The Project is an approved master-planned community located within the City. As mandated by the City's Growth Management Ordinance, a WCP for the Project is being prepared concurrently with preparation of the SPA Plan. Consistent with the Master Planned Communities Outline, Section II.8 of the EastLake III SPA Plan contains the WCP. In addition to the general requirements specified in the Growth Management Ordinance, the Project has been included in a pilot study to assess specific non-mandated water conservation measures. Consequently, this WCP has been prepared in accordance with the pilot study.

The approach to water conservation outlined in this plan includes identification of specific non-mandated water conservation measures to be implemented throughout the life of the development project. The WCP includes a description of the measures and presents targeted water use reduction goals for the Project.

### II.8.3 Purpose

The purpose of the WCP for the EastLake III development is to identify specific non-mandated water conservation measures to be implemented as part of a pilot study currently being performed by the City. In accordance with the Growth Management Policies of the City, the water conservation measures presented in this plan are intended to respond to the long-term need to conserve water in new and future developments. This plan is intended to be implemented over the life of the project and to establish standards that will be acceptable to future project residents regardless of water availability.

The City's Growth Management Ordinance requires that all major development projects consisting of 50 dwelling units or more prepare a WCP at the time of SPA plan preparation. Currently, there are no guidelines for the preparation of the WCP. Developers have typically prepared the required plans based primarily on State and Federally mandated water conservation measures and reflect the requirements of the local water districts. The City Council has expressed a desire that other currently non-mandated water conservation measures including potential use of gray water and expanded recycled water systems be considered in future WCPs.

In response, the City is undertaking an effort to develop and adopt guidelines for the preparation and implementation of required WCPs. The effort involves a pilot study of three master-planned projects, including the EastLake III development. The pilot study will evaluate the relative effectiveness, costs, and issues associated with the implementation of additional water conservation measures beyond those currently mandated. The results of the evaluation will assist the City and developers in identifying the most beneficial conservation features to be implemented in a particular development.

Specific non-mandated water conservation measures identified for implementation in the EastLake III project include:

- Hot water pipe insulation
- Pressure reducing valves
- Water efficient dishwashers
- Evapotranspiration (ET) Controllers
- Drought tolerant landscaping
- Educational Program

### Project Description

The Project encompasses approximately 793 acres located within the City of Chula Vista bordered by the Rolling Hills Ranch development to the north, and the planned EastLake Business Center II, EastLake Trails subdivision, and Otay Ranch Village 11 to the west. The Upper and Lower Otay Reservoirs form the eastern boundary of the Project. The planning area consists of two subdivisions identified in the EastLake III GDP as EastLake Woods and EastLake Vistas. The Project area also includes the property located directly adjacent to the southern boundary of the Olympic Training Center, and is referred to as the Panhandle Site, which is designated as part of a future University of California campus. Specific land use has not been determined for the Panhandle Site and, therefore, this area was not included in this study. A separate WCP will be prepared for the site once land use is determined. Proposed land uses for the planning area are summarized in Table 1.



**Table 1  
Adopted Land Use**

SPA Unit	Land Use	Acres	Dwelling Units
<b>Single-Family Residential</b>			
<i>The Woods</i>			
WR-1	SF Residential	63.3	64
WR-2	SF Residential	34.1	57
WR-3	SF Residential	48.2	88
WR-4	SF Residential	48.3	139
WR-5	SF Residential	22.4	59
WR-6	SF Residential	25.4	136
WR-7	SF Residential	18.7	119
<i>Subtotal</i>		<b>280.4</b>	<b>662</b>
<i>The Vistas</i>			
VR-1	SF Residential	22.6	58
VR-2	SF Residential	21.9	66
VR-3	SF Residential	36.6	112
VR-4	SF Residential	23.1	81
VR-5	SF Residential	17.8	67
VR-6	SF Residential	26.6	125
VR-7	SF Residential	18.3	99
VR-8	SF Residential	25.3	166
<i>Subtotal</i>		<b>192.2</b>	<b>776</b>
<b>SF Residential Total</b>		<b>452.6</b>	<b>1,438</b>
<b>Multi-Family Residential</b>			
<i>The Vistas</i>			
VR-9	MF Residential	7.50	75
VR-10	MF Residential	7.9	119
VR-11	MF Residential	8.6	129
VR-12	MF Residential	15.0	300
<i>Subtotal</i>		<b>39.0</b>	<b>623</b>
<b>MF Residential Total</b>		<b>39.0</b>	<b>623</b>
<b>Miscellaneous</b>			
<i>The Woods</i>			
PQ-2	Jr High School	25.1	-
PQ-1	Elementary School	14.3	-
PQ-3	Fire Station	1.0	-
P-2	Private Park	1.7	-
<i>Subtotal</i>		<b>42.1</b>	
<i>The Vistas</i>			
C-1	Commercial	12.0	-
C-2	Commercial	18.7	-
CPF-1	CPF	10.8	-
P-1	Public Park	13.5	-
<i>Subtotal</i>		<b>55.0</b>	
<b>Miscellaneous Total</b>		<b>97.1</b>	
<b>PROJECT TOTAL</b>		<b>588.7</b>	<b>2,061</b>
<b>WOODS TOTAL</b>		<b>302.5</b>	<b>662</b>
<b>VISTAS TOTAL</b>		<b>286.2</b>	<b>1,399</b>
<b>PANHANDLE TOTAL</b>		<b>44.5</b>	<b>-</b>
<b>OPEN SPACE <sup>(2)</sup></b>		<b>136.8</b>	<b>-</b>
<b>CIRCULATION <sup>(2)</sup></b>		<b>25.5</b>	<b>-</b>
<b>PROJECT TOTAL</b>		<b>795.5</b>	<b>2,061</b>

1. Based on Panhandle Site land use of UC campus.
2. Based on the Site Utilization Plan (see Appendix A).
3. Unit breakdown of Open Space and Circulation area not available.

Information pertaining to HOA or CFD controlled landscape areas was not available at the time this study was prepared and, therefore, delineation of these parcels is not included.

#### **II.8.4 Water Supply and Service**

The Project is situated within the Otay Water District (District) and will receive potable and recycled water supply from the District's Central Area System (CAS). The District is a member of the San Diego County Water Authority, which purchases imported water from the Metropolitan Water District of Southern California. The Project will receive water supply from extensions to the existing CAS transmission network.

The District will also provide recycled water service to the Project. As mandated by District policy, recycled water will be utilized for landscape irrigation on all approved greenbelts. Recycled water supply is currently available from the District's Ralph W. Chapman Water Recycling Facility (WRF) located near the intersection of Singer Lane and Highway 94. The plant has a practical capacity of 1.0 million gallons per day (MGD) of recycled water for non-potable water uses such as irrigation of golf courses, school playing fields, public parks, and public and private landscaping. Recycled water supply is also anticipated to be available from the City of San Diego's 15.0 MGD capacity South Bay Water Reclamation Plant, located in the Tijuana River Valley near the US-Mexico border. The South Bay Water Reclamation Plant is expected to be completed in 2002.

#### **II.8.5 Projected Water Use**

##### **Potable Water**

Table 2 contains a summary of the estimated EastLake III potable water demand based on land use type and projected residential density. The unit demands are based on data provided by the District and do not reflect implementation of recommended conservation measures.

**Table 2**  
**Projected EastLake III Potable Water Demand**

LAND USE	UNITS	UNIT DEMAND <sup>(1)</sup>	DEMAND
<i>Residential</i>			
Single-Family Low Density	531 DU	856 gpd/DU	454,536 gpd
Single-Family Med Density	907 DU	385 gpd/DU	349,195 gpd
Multi-Family	623 DU	188 gpd/DU	117,124 gpd
<i>Mixed Use/Commercial</i>			
Community Purpose	10.8 ac	1,785 gpd/ac	19,278 gpd
Elementary School	14.3 ac	1,250 gpd/ac	17,875 gpd
Junior High School	25.1 ac	1,785 gpd/ac	44,804 gpd
Commercial	30.7 ac	1,785 gpd/ac	54,800 gpd
Fire Station	1.0 ac	1,785 gpd/ac	1,785 gpd
<i>Open Space/Park</i>			
Open Space <sup>(2)</sup>	15.0 ac	2,232 gpd/ac	33,480 gpd
Park <sup>(3)</sup>	13.5 ac	2,232 gpd/ac	30,132 gpd
<b>TOTAL</b>			<b>1,123,008 gpd</b>

1) Unit demand sources:

Residential demand adapted from actual annual water consumption data provided by Jim Peasley, Otay Water District, 10/22/01

Mixed Use/Commercial demand from OWD Water Resources Master Plan (1995)

Park irrigation demand from OWD Water Resources Master Plan (1995)

Open Space irrigation demand from OWD Water Resources Master Plan (1995)

2) Approximately 15.0 ac of open space will be irrigated with potable water because it is tributary to Lower Otay Lake

3) Park P-1 (13.5 ac) will be irrigated with potable water because it is tributary to Lower Otay Lake.

Park P-2 (1.7 ac) will be irrigated with recycled water

The total projected potable water use, without non-mandated conservation measures is approximately 1,123,008 gpd.

## Recycled Water

The City requires the use of recycled water, if available, for landscape irrigation within designated areas as defined by state and local health codes. Based on current OWD policies regarding new subdivision development, landscape irrigation for parks, school, greenbelts, road medians, and multi-family residential is required to utilize, where available, recycled water. Recycled water will be used for landscape irrigation on common landscape parcels in the Project in accordance with District Ordinance *Section 26: Water Reclamation Plan and Implementing Procedures* (Appendix B).

Developers have recognized that expansion of the recycled water system to serve irrigation of single-family homes may provide an opportunity for potable water to be offset by recycled water use. Although this has been identified as a potential water conservation measure, the District does not currently support the expansion of the recycled water system to include single-family residential units. Current District policy excludes the use of recycled water for irrigation of land uses not specifically identified in the Master Plan as designated recycled water use areas.

Additional project areas where use of recycled water is specifically prohibited by the District include slopes that lie within the Lower or Upper Otay Reservoir drainage basins. Recycled water will be used for landscape irrigation on all common landscape parcels controlled by homeowner associations, as well as City-maintained slopes, medians, and open space.

The Project will receive recycled water supply from extensions to the existing CSA recycled water transmission system which is currently under construction, but not yet complete. Proposed recycled water use areas within EastLake III are illustrated in the figure included in Appendix C. As specified in the District's Master Plan, the recycled water duty used to convert irrigated acreage into average annual demand (AAD) is 2,232 gallons per day (gpd) per gross acre for all land use types within the Project. The estimated recycled water demands for the Project are presented in Table 3.

**Table 3**  
**Projected Recycled Water Demands**

SPA Unit	Land Use	Acres <sup>(1)</sup> (gross/ac)	% to be Irrigated (%)	Irrigated Acreage (ac)	Unit Demand (gpd/ac)	AAD Demand
						(gpd)
<i>The Woods</i>						
PQ-2	Jr. High School	25.1	20	5.0	2,232	11,204.6
PQ-1	Elementary School	14.3	20	2.9	2,232	6,383.5
PQ-3	Fire Station	1.0	20	0.2	2,232	446.4
P-2 <sup>(2)</sup>	Public Park	1.7	100	1.7	2,232	3,794.4
	<i>Woods Subtotal</i>	<i>42.1</i>		<i>9.8</i>		<i>21,829</i>
<i>The Vistas</i>						
VR-9 to VR-12	MF Residential	39.0	15	5.9	2,232	13,168.8
C-1 and C-2	Commercial	30.7	10	3.1	2,232	6,852.2
CPF-1	CPF	10.8	20	2.2	2,232	4,821.1
	<i>Vistas Subtotal</i>	<i>80.5</i>		<i>11.2</i>		<i>24,842.2</i>
	Circulation	25.5	10	2.6	2,232	5,691.6
	Open Space	121.8	50	60.9	2,232	135,928.8
	<b>Total</b>	<b>269.9</b>		<b>84.4</b>		<b>188,292</b>

1. Based on the Site Utilization Plan (see Appendix A).

2. Park P-1 will be irrigated with potable water because it is tributary to Lower Otay Lake, therefore this demand is not included herein.

3. Open space areas that will be irrigated with potable water were not included. Assumed 50 percent of remaining open space irrigated with recycled water.

The total projected recycled water use is approximately 188,292 gpd.

### **II.8.6 Mandated Conservation Measures**

The Federal water efficiency plumbing standards are included in the Energy Policy Act enacted in 1992, and effective January 1, 1994. Passage of the Act provided a uniform standard for manufacturers of water-using fixtures including ultra-low-flow toilets, low-flow showerheads and faucets, aerators, washing machines and other appliances and fixtures.

State regulation of water use efficiency is based on the California Constitution and Water Code. The Constitution provides the basis for efficient water use and is the foundation for the State's subsequent policies and mandates regarding water conservation and reuse. Additionally, the Urban Water Management Planning Act which was adopted by the California Legislature in 1983 and amended serially through 1995 requires advance planning for water supplies to meet projected demands in the short term and long term, with emphasis on water conservation, water recycling, emergency planning for drought restrictions on water use and other provisions.

In California, regulation of manufacturing and installation of hot-water-related plumbing fittings is under the jurisdiction of the California Energy Commission. The efficiency requirements and regulations are incorporated in the California Code of Regulations Title 20, Chapter 2, Subchapter 4, Energy Conservation, Article 4: Appliance Efficiency Regulations, California. The regulations establish the maximum flow rate of all new showerheads, lavatory faucets, sink faucets, and tub spout diverters manufactured, sold or offered for sale in California.

In summary, current federal and state legislation mandates apply to the required use of certain plumbing devices that meet specified maximum flow rates. These devices include:

- Showerheads
- Lavatory Faucets
- Sink Faucets
- Metering Faucets in Public Restrooms
- Tub Spout Diverters
- Residential Water Closets
- Flushometer Valves
- Commercial Water Closets
- Urinals

In addition, the City of Chula Vista's Landscape Manual, Part One, General City Requirements, 4.4.3 Water Management Element, requires the use of recycled water, if available, for landscape irrigation within all designated areas as defined by state and local health codes.

### **II.8.7 Non-Mandated Conservation Measures**

As part of the Water Conservation Pilot Study, the City and participating developers evaluated numerous potential water conservation measures for use within the designated development projects. Based on the evaluation, the developer selected three indoor and three outdoor measures for implementation in all of the participating projects. The indoor measures included Hot Water Pipe Insulation, Pressure Reducing Valves, and Water Efficient Dishwashers. In addition, the master developer of EastLake III has identified outdoor measures for

implementation within the Project. The outdoor measures include an Educational Program, use of ET Controllers, and Water Efficient Landscaping.

The *Water Use Efficiency: Strategies for Proposed Residential Development* report prepared by Bahman Sheikh, Ph.D., P.E. for the City includes a benefit/cost summary of potential conservation measures and may be referred to for such information.

## **INDOOR MEASURES**

### **Hot Water Pipe Insulation**

Insulation of hot water pipes and separation of the hot and cold pipes to reduce heat exchange will reduce the amount of time the faucet will need to flow to produce hot water. The estimated unit water savings is 6.58 gpd/DU, which is equivalent to an average annual water savings of 2,400 gallons per residential dwelling unit.

### **Pressure Reducing Valves**

Installation of a pressure-reducing valve at the water connection location can maintain the pressure within residential units below 60 psi, thereby reducing the volume of leakage that may be present and prevent excessive flow of water from all appliances and fixtures. The estimated unit water savings is 4.93 gpd/DU or an average annual water savings of 1,800 gallons per residential dwelling unit.

### **Water Efficient Dishwashers**

New water efficient dishwashers can save as much as 2 gallons per cycle over a non-efficient model. Based on 0.9 cycles per day per single-family residence, the estimated unit water savings is 1.78 gpd/DU, which equates to an annual water savings of 650 gallons per residential dwelling unit.

## **OUTDOOR MEASURES**

### **Educational Program**

Education of the homeowner as to how to design, maintain and monitor their landscape irrigation system is one of the most cost effective ways to implement water conservation. A key component of the Educational Program will include an Informational Booklet. By creating a laymen's handbook that is instructive on how to properly landscape and irrigate and providing it to each homeowner could provide a substantial potable water savings. According to the City's consultant, the average homeowner can save 15 percent of their watering cost by implementing recommended planting, irrigation, and landscape maintenance practices. For the purpose of this evaluation, an average reduction in landscape irrigation of 15 percent was used for estimation purposes. This is equivalent to 30 gal/day per medium density, single-family dwelling unit and 60 gal/day for low-density single-family dwelling units. The estimated annual water savings is 10,950 gallons per medium density, single-family dwelling unit and 21,900 gallons per low-density single-family dwelling units.

The Educational Program will be a cooperative effort among the City of Chula Vista, the Otay Water District and the Master Developer to train and assist homeowners in the design and installation of water efficient landscaping. The program will include educational seminars conducted by the Master Developer for new homebuyers throughout the construction phase of the Project. The Master Developer will provide all educational materials. The contents of the educational program including an information booklet, shall be approved by the Director of Planning and Building.

### **Evapotranspiration (ET) Controllers**

ET controlled irrigation systems are designed to operate with timed, fixed irrigation scheduling. Radio signals from a central control station transmit the appropriate information to irrigation controllers that operate a number of sprinklers. The controllers activate the irrigation system for the appropriate length of time to deliver the precise amount of water based on real-time estimates of actual plant evapotranspiration. The estimated average water savings per acre is approximately 737 gpd which is approximately a 33 percent savings.

### **Water-Efficient Landscaping**

Guidelines for water-efficient landscaping are included in the City's Landscape Design Manual. Water efficient landscaping will be utilized on open space slopes to be irrigated with potable water. These areas, as well as the approved landscape pallets, are shown in Appendix D. The estimated average water savings per acre is 1,116 gpd which is approximately a 50 percent savings.

### **OPTIONAL MEASURES**

The Master Developer will encourage merchant builders to offer other non-mandated conservation options to homebuyers. It is envisioned that the following water conservation components be displayed in model homes and offered as options to homebuyers. The options may include:

- Dual Flush Toilets
- High-Efficiency Washing Machines
- Hot-Water On-Demand Units

#### **Dual Flush Toilets**

Dual-Flush Toilets are designed to provide the user the option to flush with a partial (0.8 gallons) flow of water or with a full (1.6 gallon) flow, depending on need. According to the pilot study report, the estimated annual water savings is 4,000 gallons per residential unit.

#### **High-Efficiency Washing Machines**

High-efficiency washing machines are front-loading models of clothes washers. Also referred to as horizontal-axis washing machines, they require approximately 60 percent of the water used by conventional washing machines and can provide an annual water savings of 7,000 gallons per residential unit according to the pilot study report.

### **Hot-Water On-Demand Units**

There are currently two types of hot-water on-demand devices available. The two types include the Pump-Back Device and the Point-of-Use, or Tank-less Water Heater. The frequency of use of the fixture determines the amount of savings.

The Pump-Back Device includes a combination of a valve and a pump. When activated, the cold water residing in the pipe between the water heater storage tank and the fixture is forced into the cold-water pipes until the water arrives at the fixture. Operational cost of the pump-back units involves expenditure of some electrical energy. However, according to the pilot study report, the estimated water savings from pump-back hot water demand units is 5,300 gallons per year per residential unit which is equivalent to 14.5 gpd/DU.

The Point-of-Use, or Tank-less Water Heater includes the installation of small water heaters located very close to the point of use. Water is heated only when and precisely as much as needed and to the exact temperature necessary. According to the pilot study report, the estimated water savings from the Point-of-Use units is 5,300 gallons per year per residential unit which is equivalent to 14.5 gpd/DU.

### **Gray Water**

Gray water is untreated household wastewater originating from baths, showers, lavatories, and clothes washers, which does not come in contact with toilet waste. The state requirements for use of gray water for landscape irrigation are contained in the California Plumbing Code. The Code contains detailed and strict plumbing design requirements for the collection system, storage, overflow, bypass and distribution of the gray water. Currently, there are no federal regulations affecting the use of gray water.

Based on an economic evaluation performed by the Master Developer, current regulatory limitations, and the uncertainty of future implementation requirements, the Master Developer of the Project has chosen not to include the use of gray water as an optional conservation measure at this time.

#### **II.8.8 Water Conservation Target**

Table 4 provides the estimated potable water savings for the Project due to implementation of the non-mandated conservation measures, excluding those identified as optional measures, described above. Note that the estimated savings are applicable to projected potable water use within the Project. Recycled water conservation measures have not been considered.

The total projected water savings for the Project, due to implementation of non-mandated quantifiable measures, is approximately 59,566 gallons per day (gpd), which is approximately 5.3 percent of the total projected potable water demand summarized in Table 2. It is estimated that the Educational Program could reduce the projected total potable water demand by an additional 59,070 gallons per day (gpd), which is approximately 5.3%.



**Table 4**  
**EastLake III Potable Water Savings Due To Non-Mandated Measures**

Water Saving Measures	Units	Unit Water Savings <sup>(1)</sup>	Savings
<b>Quantifiable</b>			
<i>Residential</i>			
Hot Water Pipe Insulation	2061 DU	6.58 gpd/DU	13,561 gpd
Pressure Reducing Valves	2061 DU	4.93 gpd/DU	10,161 gpd
Water Efficient Dishwashers	2061 DU	1.78 gpd/DU	3,669 gpd
ET Controllers for Parkway Irrigation	9.2 ac	737 gpd/ac	6,780 gpd
<i>Open Space</i>			
Use of Water Efficient Landscaping	15.0 ac	1,116 gpd/ac	16,740 gpd
ET Controllers for OS Irrigation	23.5 ac	368 gpd/ac	8,655 gpd
<b>Subtotal</b>			<b>59,566 gpd</b>
<b>Saving Based on Total Demand<sup>(2)</sup></b>			<b>5.3 %</b>
<b>Estimated</b>			
<i>Residential</i>			
Educational Program (Low Density)	531 DU	60 gpd/DU	31,860 gpd
Educational Program (Med Density)	907 DU	30 gpd/DU	27,210 gpd
<b>Subtotal</b>			<b>59,070 gpd</b>
<b>Saving Based on Total Demand<sup>(2)</sup></b>			<b>5.3 %</b>
<b>Total Saving Based on Total Demand(2)</b>			<b>118,636 gpd</b>
			<b>11 %</b>

1) Unit water savings data sources:

Pipe Insulation, pressure reducing valves, efficient dishwasher savings from draft *Water Use Efficiency: Strategies for Proposed Residential Developments* (9/01)

Information booklet for low density assumes 15% reduction of 6,000 SF of turf landscaping demand (City of Chula Vista, 3/02)

Information booklet for medium density assumes 15% reduction of 3,000 SF of turf landscaping demand (City of Chula Vista, 3/02)

ET controllers used in Parkways assumes 33% reduction in irrigation demand from OWD Water Resources Master Plan (1995)

Water efficient landscaping for open space assumes 50% reduction in irrigation demand from OWD Water Resources Master Plan (1995)

ET controllers used in open space assumes 33% reduction of water efficient landscaping demand

2) See Table 2 for Total Projected Potable Water Demand

### II.8.9 Implementation Measures

The water conservation measures selected by the developer and required to be implemented as part of the WCP for the Project include three indoor and three outdoor measures.

The required indoor measures selected include:

1. Hot Water Pipe Insulation,
2. Pressure Reducing Valves,
3. Water Efficient Dishwashers.

The required outdoor measures selected include:

1. Educational Program,
2. ET Controllers,
3. Water Efficient Landscaping.

The estimated potable water savings due to implementation of the selected non-mandated conservation measures described in Section II.8.7, are summarized in Table 4.

To additionally promote the WCP, the developer will encourage merchant builders to offer other non-mandated conservation options to homebuyers. These options will be displayed in the model homes and may include Dual Flush Toilets, High-Efficiency Washing Machines and Hot-Water On-Demand Units.

Implementation of the WCP shall include the following efforts by the Master Developer. In addition to establishing requirements and guidelines for merchant builders, the Master Developer will be responsible for the following:

- Provide educational materials and guidance to new homeowners;
- Install drought tolerant landscaping, approved by the City, in selected streetscapes and open areas;
- Require the inclusion of drought tolerant plant materials and efficient irrigation systems in the majority of builder installed landscaping; and
- Organize and conduct educational seminars on a semi-annual basis or as agreed upon by the City, the District and the Master Developer throughout the construction phase of the Project. The seminars will serve to educate the homeowners on proper use and maintenance of the water conservation measures as well as inform them of any additional options available.

A significant responsibility will also rest with the City of Chula Vista to ensure and enforce the provisions of this conservation plan, specifically the Planning & Building Department and the Building and Parks Construction Department. The departments will review plan submittals and develop an internal program to ensure that water conservation measures are properly implemented in public areas, and approve planting and irrigation plans for public parks and open spaces. The program should also allow the City to monitor water usage. Additional actions will include a cooperative effort among the Master Developer, the City of Chula Vista, the Otay Water District and the merchant builders to develop and conduct seminars and other outreach programs intended to educate and inform the homeowners of methods to conserve water. The seminars should also include information on the location and use of recycled water within EastLake III. The Master Developer shall provide all educational materials for use in the Educational Program.

The provision of recycled water is the responsibility of the District, which will also be responsible for enforcing water quality regulations. The determination to use recycled water for irrigation for public parks and open spaces rests with the City. To ensure that all provisions of this plan are met, the standard review of landscape and construction documents performed by the City will include an evaluation of compliance with the provisions of this WCP. This approach will allow for a formal determination by the City that each of the required measures is implemented. Future discretionary or administrative actions with regard to development within the EastLake III project may be utilized to address or ensure compliance with the prescribed water conservation measures.

### II.8.10 Monitoring

It is anticipated that the merchant builders will be providing potential homebuyers the option to include additional non-mandated conservation options other than those selected by the Master Developer. The Master Developer will assist the merchant builder in developing a program to track the options selected by the homebuyers.

The EastLake Company anticipates attaining the water conservation targets for the EastLake III development project through the implementation of various water conservation measures. Among these water conservation measures is an Educational Program which will include an information booklet on water conservation measures. The EastLake Company believes that a substantial savings will be realized by educating homeowners in how to design, maintain and monitor their landscape irrigation.

Recognizing the importance of monitoring the effectiveness of such an informational campaign, a monitoring program will be established for the EastLake III development to be conducted over a 12-month period to measure the effectiveness of the Educational Program and Information Booklet. The preliminary outline for the monitoring program is provided below.

### **Baseline Information - EastLake Trails**

Homeowners from the EastLake Trails community will be offered an opportunity to participate in the study. A maximum of 15 participants will be selected. The sites will be selected from lot sizes ranging from 4500 sq. ft. to 7000 sq. ft. The following specific information will be obtained:

- Number of occupants and makeup (i.e. adults, children)
- Size of residence
- Does anyone stay home during the day
- How long the landscaping has been installed
- Occupation of residents

Each selected participant will be required to have had landscaping for at least six months prior to commencing the study. Photographs will be taken for documentation of landscaping conditions prior to, during and subsequent to implementation of the monitoring program.

Participants will be asked to mail a copy of their monthly water bills to the EastLake Company for a period of one year, or allow the District to provide their water bill information directly to the EastLake Company. The EastLake Company agrees to create a financial incentive for participation in the study. This information will be collected and used to establish a base scenario of usage for specific lot and home sizes without the benefit of the Educational Program or the information booklet.

### **EastLake III Monitoring**

All residents of the EastLake III development will be provided an Information Booklet. In addition, the EastLake Company agrees to conduct annual seminars, for up to three years, regarding the implementation of the Educational Program and Information Booklet.

Homeowners within the EastLake III community will be offered an opportunity to participate in the Program. A maximum of 15 participants with similar profiles to those in the EastLake Trails development will be selected. The sites will be selected from lot sizes ranging from 4500 sq. ft. to 7000 sq. ft. The following specific information will be obtained:

- Number of occupants and makeup (i.e. adults, children)
- Size of residence

- Does anyone stay home during the day
- How long the landscaping has been installed
- Occupation of residents

Each selected participant will have to have installed landscaping at least six months prior to the study. Each participant agrees that they will implement the measures and methods outlined in the Information Booklet. Participants will be asked to mail a copy of their water bills to the EastLake Company for a period of one year or allow the District to provide their water bill information directly to the EastLake Company. The EastLake Company agrees to create a financial incentive for participation in the study.

The data will be collected during the same time period from both study groups and will be used to create a usage table for comparison purposes. The EastLake Company will collect data on a monthly basis to provide accurate analysis of which conservation measures are beneficial. During the monitoring period EastLake would provide the City with Quarterly reports as well as a summary of the study once completed.

---

## **Appendix A**

### **Site Utilization Plan**

---

Parcel	Acres	du/ac	DU
WR-1	65.8	1.0	64
WR-2	34.0	1.7	58
WR-3	40.8	1.9	77
WR-4	48.1	3.0	139
WR-5	25.2	2.4	71
WR-6	216.3	1.9	410
WR-7	94.7	8.5	135
PQ-1	18.1	8.7	122
PQ-2	43.0	4.0	257
PQ-3	388.1	8.8	667
VR-1	22.8	2.5	36
VR-2	22.1	3.0	66
VR-3	30.3	3.1	118
VR-4	23.8	3.5	82
VR-5	17.9	3.7	97
VR-6	28.5	3.9	128
VR-7	35.1	3.5	90
VR-8	20.4	3.8	148
VR-9	11.8	10.0	73
VR-10	11.7	14.8	118
C-1	4.3	16.8	123
C-2	12.3	24.4	300
C-3	228.8	8.1	1534
R-12	688.1	9.2	2081
OS	12.2		
OT	18.4		
P	13.5		
L	1.7		
PQ	4.3		
PO	24.8		
PO	1.4		
PO	10.8		
OS	137.8		
OS	25.5		
OS	280.1		

### Research Method

---

**Appendix B**  
**Otay Water District Ordinance**

---

## SECTION 26

WATER RECLAMATION PLAN AND IMPLEMENTING PROCEDURES26.01 FINDINGS

The state policies regarding use of reclaimed water are in the best interest of the Otay Water District. The majority of jurisdictions in San Diego County have adopted measures to promote water reclamation. This ordinance is necessary to protect the common water supply of the region which is vital to public health and safety, and to prevent endangerment of public and private property. San Diego County is highly dependent on limited imported water for domestic, agricultural and industrial uses. The reliability of the supply of imported water is uncertain. By developing and utilizing reclaimed water, the need for additional imported water can be reduced. In light of these circumstances, certain uses of potable water may be considered unreasonable or to constitute a nuisance where reclaimed water is available or production of reclaimed water is unduly impaired. Reclaimed water would be more readily available in seasons of drought when the supply of potable water for nonessential uses may be uncertain.

26.02 USE OF RECLAIMED WATER

- A. District Policy: It is the policy of the District that reclaimed water shall be used within the jurisdiction wherever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment.
- B. Required Use for Greenbelt Purposes: No customer of the District shall make, cause, use or permit the use of potable water supplied by the District for greenbelt uses, including, but not limited to, cemeteries, golf courses, parks and highway landscaped areas, when, following notice and a hearing, the District finds that reclaimed water is available under the following conditions:
1. the reclaimed water is of adequate quality and is available for such greenbelt use;
  2. the reclaimed water may be furnished to such areas at a reasonable cost, comparable to or less than the cost of supplying potable domestic water;
  3. the State Department of Health Services has determined that such use would not be detrimental to public health; and

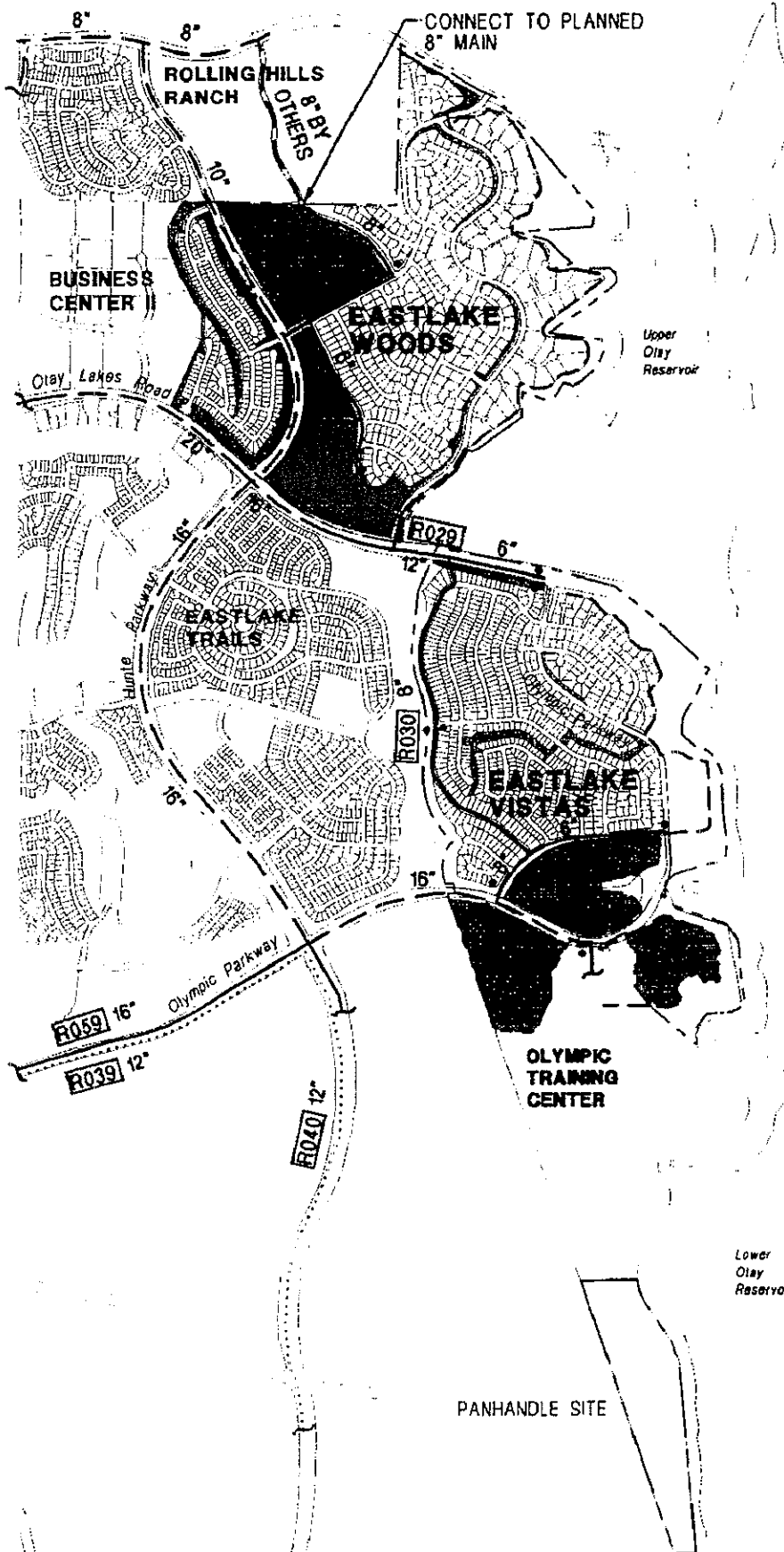


---

## **Appendix C**

### **Proposed Recycled Water Use Areas**

---



**LEGEND**

- PROJECT BOUNDARY
- 944 ZONE RECYCLED WATER USE AREAS
- OTAY LAKES TRIBUTARY BASIN BOUNDARY
- 944 PL - EXISTING
- 944 PL - PROPOSED
- 680 PL - PROPOSED
- R030 CIP PROJECT NUMBER
- 12" PIPE DIAMETER
- PROPOSED IRRIGATION METER

**NOTE:**

- 1 PRIVATE ON-SITE RECYCLED WATER SYSTEM NOT SHOWN.
- 2 OTAY LAKES TRIBUTARY BASIN BOUNDARY NEAR THE PANHANDLE SITE HAS NOT BEEN DEFINED. RECYCLED WATER MAY BE USED OUTSIDE OF THE TRIBUTARY BASIN

**PROPOSED RECYCLED WATER USE AREAS**

---

## **Appendix D**

### **Water Efficient Landscaping Pallets**

---

## **EASTLAKE III: General Landscape Plant Palette**

---

### **Vistas - Thematic Corridor Trees**

POPULUS FREMONTII 'NEVADA'	FREMONT COTTONWOOD
----------------------------	--------------------

### **Vistas - Parkways, Entries, and Open Space**

---

#### **TREES**

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
CUPANIOPSIS ANACARDIODES	CARROTWOOD TREE
JACARANDA MIMOSIFOLIA	JACARANDA
KOELREUTERIA BIPINNATA	CHINESE LANTERN TREE
LAGERSTROEMIA SPP.	CAPE MYRTLE
METROSIDEROS TOMENTOSUS	NEW ZEALAND X'MAS TREE
PINUS CANARIENSIS	CANARY ISLAND PINE
PINUS EL-DARICA	AFGHAN PINE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
POPULUS FREMONTII 'NEVADA'	FREMONT COTTONWOOD
QUERCUS AGRIFOLIA	COAST LIVE OAK
RHUS LANCEA	AFRICAN SUMAC
SCHINUS MOLLE	CALIFORNIA PEPPER
TRISTANIA CONFERTA	BRISBANE BOX

#### **SHRUBS**

ABELIA PROSTRATA	PROSTRATE ABELIA
AGAPANTHUS AFRICANUS CV.	LILY OF THE NILE
ARTEMESIA 'POWIS CASTLE'	POWIS CASTLE WORMWOOD
BUXUS M. JAPONICA	JAPANESE BOXWOOD
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH
DIETES BICOLOR	FORTNIGHT LILY
ESCALLONIA FRADESII	ESCALLONIA
GREVILLEA SPP.	GREVILLEA
HEMEROCALLIS HYB.	EVERGREEN HYBRID DAYLILY
HETEROMELES ARBUTIFOLIA	CALIFORNIA HOLLY
LANTANA MONTEVIDENSIS	LAVENDER LANTANA
LAVANDULA SPP.	LAVENDER
MYRTUS C. 'COMPACTA'	DWARF MYRTLE
NANDINA 'HARBOUR DWARF'	HEAVENLY BAMBOO
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE
PHORMIUM SPP.	NEW ZEALAND FLAX
PITTOSPORUM SPP.	VARIEGATED TOBIRA
RAPHIOLEPIS INDICA	INDIA HAWTHORN
ROSMARINUS SPP.	ROSEMARY
TULBAGHIA VIOLACEA	SOCIETY GARLIC
WESTRINGIA FRUTICOSA	COAST ROSEMARY

## **Woods - Parkways, Entries, and Open space**

---

### **TREES**

ARBUTUS UNEDO	STRAWBERRY TREE
CITRUS SPP.	CITRUS
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
CYCAS REVOLUTA	SAGO PALM
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT
FICUS RUBIGINOSA	RUSTY LEAF FIG
LAURUS NOBILIS 'SARATOGA'	SWEET BAY
OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE
PAULOWNIA TOMENTOSA	EMPRESS TREE
PHOENIX CANARIENSIS	CANARY ISLAND PALM
PINUS PINEA	ITALIAN STONE PINE
PLATANUS ACERIFOLIA	LONDON PLANE TREE
POPULUS NIGRA	LOMBARDY POPLAR
PYRUS CALLERYANA 'ARISTOCRAT'	ORNAMENTAL PEAR
QUERCUS ILEX	HOLLY OAK
TIPUANA TIPU	TIPU TREE

### **SHRUBS**

AGAPANTHUS AFRICANUS CV.	LILY OF THE NILE
BUXUS M. JAPONICA	JAPANESE BOXWOOD
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH
CYCAS REVOLUTA	SAGO PALM
DIETES BICOLOR	FORTNIGHT LILY
ESCALLONIA FRADESII	ESCALLONIA
HEMEROCALLIS HYB.	EVERGREEN HYBRID DAYLILY
ILEX C. 'BURFORDII'	BURFORD HOLLY
LANTANA MONTEVIDENSIS	LAVENDER LANTANA
LAVANDULA SPP.	LAVENDER
LIGUSTRUM J. TEXANUM	TEXAS PRIVET
MYRTIS C. 'COMPACTA'	DWARF MYRTLE
NANDINA 'HARBOUR DWARF'	HEAVENLY BAMBOO
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE
OSMANTHUS FRAGRANS	SWEET OLIVE
PHORMIUM SPP.	NEW ZEALAND FLAX
PITTOSPORUM SPP.	VARIEGATED TOBIRA
PUNICA GRANATUM CV.	POMEGRANITE
RAPHIOLEPIS INDICA CV.	INDIA HAWTHORNE
ROSMARINUS OFFICINALIS CV.	ROSEMARY
SYZYGIIUM PANICULATUM CV.	BRUSH CHERRY
TULBAGHIA VIOLACEA	SOCIETY GARLIC
VIBURNUM TINUS CV.	LAURUSTINUS
WESTRINGIA FRUTICOSA	COAST ROSEMARY

#### GROUND COVERS / VINES

AGAPANTHUS A. 'PETER PAN'  
ARMERIA MARITIMA  
BOUGAINVILLEA SPP.  
CLYTOSTOMA CALLISTIGIODES  
DISTICTIS BUCCINATORIA  
HIBBERTIA SCANDENS  
MARATHON TURF  
MYOPORUM P. 'PUTAH CREEK'  
TRACHELOSPERMUM JASMINOIDES  
PELARGONIUM PELTATUM CV.  
WISTERIA SINENSIS

DWARF LILY-OF-THE-NILE  
SEA PINK  
BOUGAINVILLEA  
LAVENDER TRUMPET VINE  
BLOOD-RED TRUMPET VINE  
GUINEA GOLD VINE  
TALL FESCUE MIX  
PROSTRATE MYOPORUM  
STAR JASMINE  
IVY GERANIUM  
CHINESE WISTERIA

#### Vistas - Interior Slopes

##### TREES

CERCIS OCCIDENTALIS  
JACARANDA MIMOSIFOLIA  
GINKGO BILOBA  
KOELREUTERIA BIPINNATA  
PINUS CANARIENSIS  
QUERCUS AGRIFOLIA  
RHUS LANCEA  
TRISTANIA CONFERTA

WESTERN REDBUD  
JACARANDA  
MAIDENHAIR TREE  
CHINESE FLAME TREE  
CANARY ISLAND PINE  
COAST LIVE OAK  
AFRICAN SUMAC  
BRISBANE BOX

##### SHRUBS

ARCTOSTAPHYLOS SPP.  
CISTUS PURPUREUS  
COTONEASTER LACTEUS  
ESCALLONIA FRADESII  
HETEROMELES ARBUTIFOLIA  
LANTANA CAMARA  
LEPTOSPERMUM SCOPARIUM  
NERIUM OLEANDER  
RHAPHIOLEPIS INDICA  
RHUS INTEGRIFOLIA  
XYLOSMA CONGESTUM

MANZANITA  
ORCHID ROCKROSE  
RED CLUSTERBERRY  
ESCALLONIA  
TOYON  
YELLOW SAGE  
NEW ZEALAND TEA TREE  
OLEANDER  
INDIA HAWTHORN  
LEMONADE BERRY  
SHINY XYLOSMA

#### GROUND COVERS

MYOPORUM PACIFICUM 'PUTAH CREEK' MYOPORUM

## **Woods - Interior Slopes**

---

### **TREES**

CEDRUS ATLANTICA	ATLAS CEDAR
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH
LAURUS NOBILIS 'SARATOGA'	SWEET BAY
OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE
PHOENIX CANARIENSIS	CANARY ISLAND PALM
PINUS ELDERICA	AFGHAN PINE
PINUS PINEA	ITALIAN STONE PINE
PLATANUS ACERIFOLIA	LONDON PLANE TREE
POPULUS NIGRA	LOMBARDY POPLAR
QUERCUS ILEX	HOLLY OAK

### **SHRUBS**

BOUGAINVILLEA SPP.	BOUGAINVILLEA
CISTUS PURPUREUS	ORCHID ROCKROSE
ECHIUUM FASTUOSUM	PRIDE OF MADIERA
ESCALLONIA FRADESII	ESCALLONIA
HETEROMELES ARBUTIFOLIA	TOYON
JASMINUM MESNEYI	PRIMROSE JASMINE
MYRTUS COMMUNIS	MYRTLE
NERIUM OLEANDER	OLEANDER
PLUMBAGO AURICULATA CV.	CAPE PLUMBAGO
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY
RAPHIOLEPIS INDICA	INDIA HAWTHORN
ROSA BANKSIAE	LADY BANK'S ROSE
ROSMARINUS OFFICINALIS CV.	ROSEMARY

### **GROUND COVERS**

MYOPORUM PACIFICUM 'PUTAH CREEK' MYOPORUM

## **Transition (Eastern) Slopes**

### **SMALL TREES/LARGE SHRUBS:**

ARBUTUS UNEDO	STRAWBERRY TREE
CERCIS OCCIDENTALIS	WESTERN REDBUD
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
HETEROMELES ARBUTIFOLIA	TOYON
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE

### **SHRUBS**

BOUGAINVILLEA SPP.	BOUGAINVILLEA
ECHIUUM FASTUOSUM	PRIDE OF MADIERA
MYRTUS COMMUNIS	MYRTLE
NERIUM OLEANDER	OLEANDER
RHAMNUS C. SPP. CALIFORNICA	COFFEEBERRY
ROSMARINUS OFFICINALIS CV.	ROSEMARY
WESTRINGIA FRUTICOSA	COAST ROSEMARY

### **GROUND COVERS**

DELOSPERMA ALBA	TRAILING WHITE ICE PLANT
DROSANTHEMUM FLORIBUNDUM	ROSEA ICE PLANT
GAZANIA RIGENS L. HYBRIDS	TRAILING GAZANIA
MYOPORUM PARVIFOLIUM 'PUTAH CREEP	PROSTRATE MYOPORUM

## **HOA Eastern Slopes /**

### **Lower Salt Creek Slope between Wetlands and Trail**

#### **SMALL TREES/LARGE SHRUBS:**

CERCIS OCCIDENTALIS	WESTERN REDBUD
HETEROMELES ARBUTIFOLIA	TOYON
QUERCUS DUMOSA	SCRUB OAK
RHUS INTEGRIFOLIA	LEMONADE BERRY

#### **SHRUBS**

ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH
BACCHARIS P. SPP. CONSANGUINEA	COYOTE BRUSH
CEANOTHUS TOMENTOSUS	WOOLLYLEAF CEANOTHUS
DUDLEYA PULVERULENTA	CHALK LETTUCE
FEROCACTUS VIRIDESCENS	SAN DIEGO BARREL CACTUS
LONICERA SUBSPICATA	SAN DIEGO HONEYSUCKLE
OPUNTIA LITTORALIS	COASTAL PRICKLY-PEAR
OPUNTIA PROLIFERA	COASTAL CHOLLA
RHAMNUS C. SPP. CALIFORNICA	COFFEEBERRY
RIBES SPECIOSUM	FUCHSIA-FLOWERED GOOSEBERRY
ROSA MINUTIFOLIA	BAJA CALIFORNIA WILD ROSE
YUCCA SCHIDIGERA	MOHAVE YUCCA



## **NATIVE HYDROSEED MIX**

ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH
BACCHARIS PILULARIS VAR. PILULARIS	CHAPARRAL BROOM
BACCHARIS SAROTHOIDES	BROOM BACCHARIS
CASTILLEJA EXSERTA	OWL'S CLOVER
DICHELOSTEMMA CAPITATUM	BLUE DICKS
ENCELIA CALIFORNICA	COASTAL DAISY
EREMOCARPUS SETIGERUS	DOVEWEED
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW
GNAPHALIUM CALIFORNICUM	CALIFORNIA EVERLASTING
HELIANTHEMUM SCOPARIUM	SUN ROSE
ISOCOMA MENZIESII VAR. DECUMBENS	DECUMBENT GOLDENBUSH
LASTHENIA CALIFORNICA	GOLDFIELDS
LOTUS SCOPARIUS	DEERWEED
LUPINUS BICOLOR	LUPINE
MIMULUS AURANTIACUS	RED MONKEYFLOWER
NASSELLA PULCHRA	PURPLE NEEDLE GRASS
PLANTAGO OVATA	PLANTAIN
SALVIA APIANA	WHITE SAGE
SALVIA COLUMBARIAE	CHIA
SISYRINCHIUM BELLUM	BUE-EYED GRASS
VIGUIERA LACINIATA	SAN DIEGO COUNTY VIGUIERA

---

## **Appendix E**

### **City Review Comments**

---